

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSRA STANDARDS AND SPECIFICATIONS IF APPLICABLE UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.

WATER NOTE

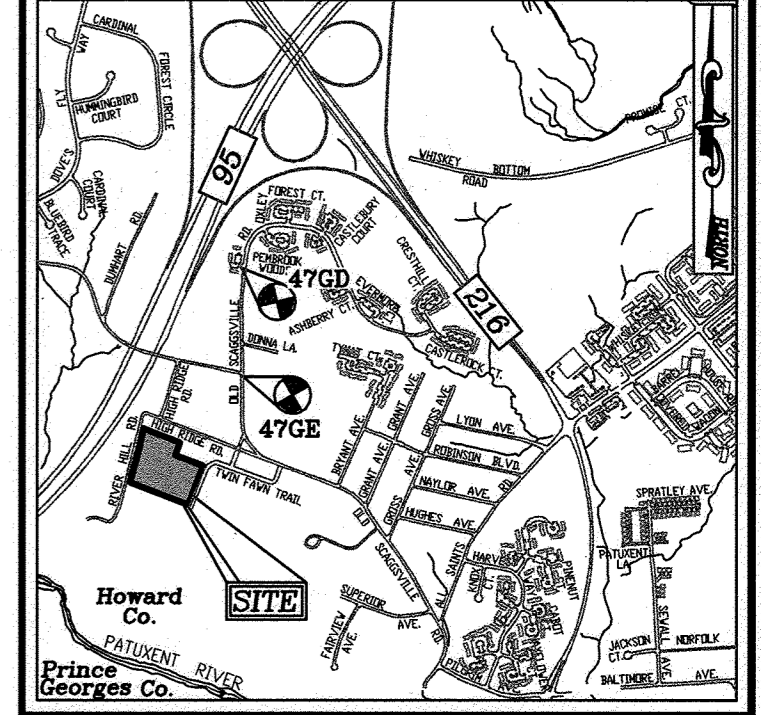
ALL WATER CONNECTIONS SHALL BE 1"-1/2" WITH 1" OUTSIDE METER SETTINGS UNLESS OTHERWISE NOTED.

SITE DEVELOPMENT PLAN BEECHWOOD MANOR LOTS 1-31 SFD AND SFA RESIDENTIAL HOWARD COUNTY, MARYLAND

COORDINATE TABLE with columns Point #, Northing, Easting. Contains coordinates for 500 points.

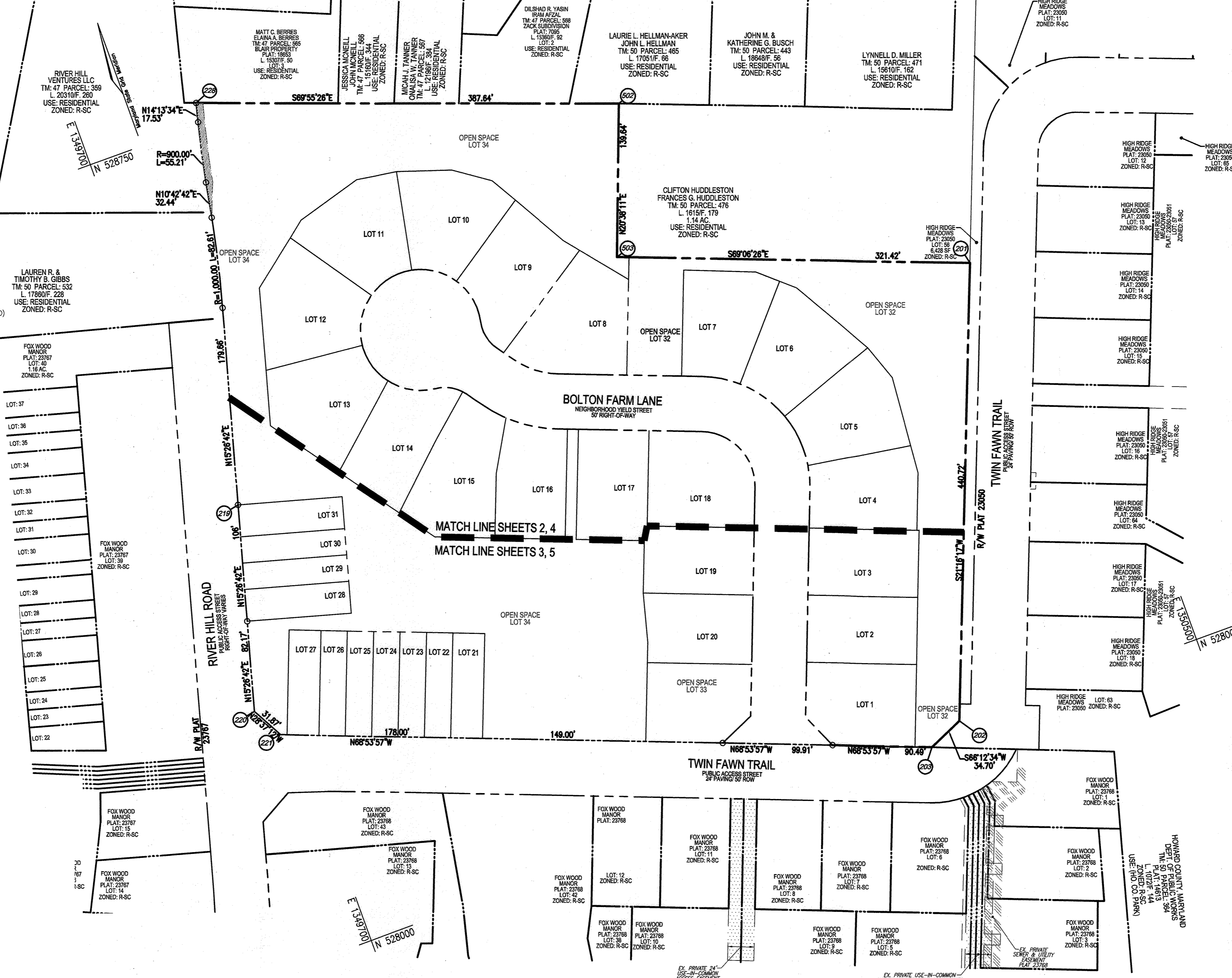
BENCHMARKS

HOWARD COUNTY BENCHMARK 47GE (CONC. MON.) N 52644.49 1. E 1350565.03 ELEV. 335.74

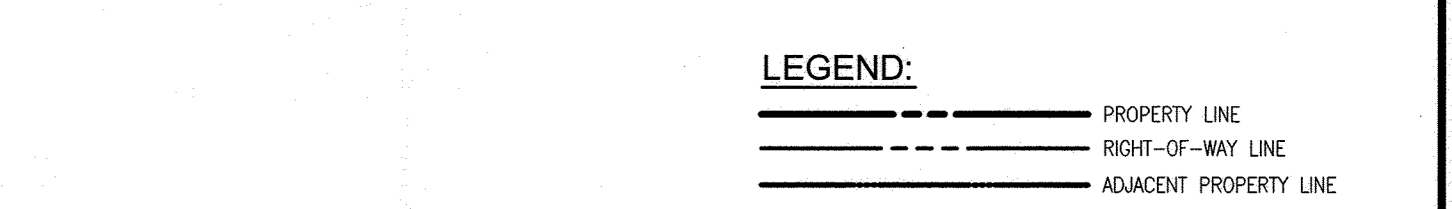


VICINITY MAP SCALE: 1"=2000' ADC MAP: PAGE: 39 GRID: F7

- 2. THE CONTRACTOR SHALL NOTIFY "MSS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- 3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.



SHEET INDEX table with columns DESCRIPTION, SHEET NO. Lists 9 sheets including layout plan, grading, and house types.



NOTE: THE EXISTING GRADES SHOWN HEREON WILL BE ESTABLISHED UNDER THE FINAL ROAD AND STORM DRAIN CONSTRUCTION PLANS FOR BEECHWOOD MANOR F-23-01B.

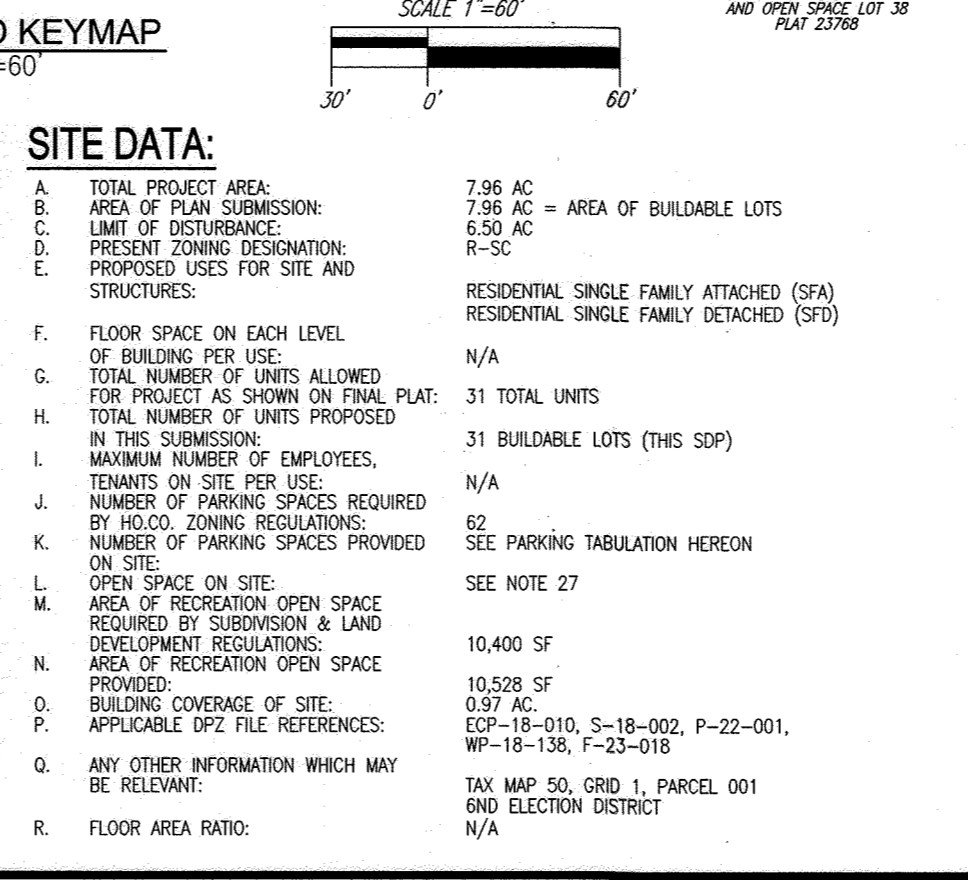
MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING table showing total lots, MIHU count, and exemptions.

MIHU AGREEMENT: THE PROJECT WILL PROVIDE 1 MODERATE INCOME HOUSING UNIT (MIHU) AND 1 LOW INCOME HOUSING UNIT (LIHU).

OWNER: BEECHWOOD MANOR, LLC; DEVELOPER: TRINITY HOMES MARYLAND, LLC.

- SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS: A. DATE OF REPORT: JANUARY 19, 2018, UPDATE: JUNE 26, 2023.
- E. LIST INTERSECTIONS STUDIED, IDENTIFIED INTERSECTION AS STATE OR COUNTY JURISDICTION, AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION.

Address and Stormwater Management Information Chart table with columns Lot #, Street Address, Facility Name, ESD Practice Type, Public/Private/HA/Maintain.



PARKING TABULATION: SINGLE FAMILY ATTACHED (SFA) = 11 LOTS, SINGLE FAMILY DETACHED (SFD) = 20 LOTS. Total off-street parking spaces: 124.

PERMIT INFORMATION CHART with columns SUBDIVISION NAME, SECTION/AREA, LOTS/PARCEL #.

REVISION table with columns NO., REVISION, DATE.

SITE DEVELOPMENT PLAN COVER SHEET BEECHWOOD MANOR LOTS 1-31 SFD AND SFA RESIDENTIAL

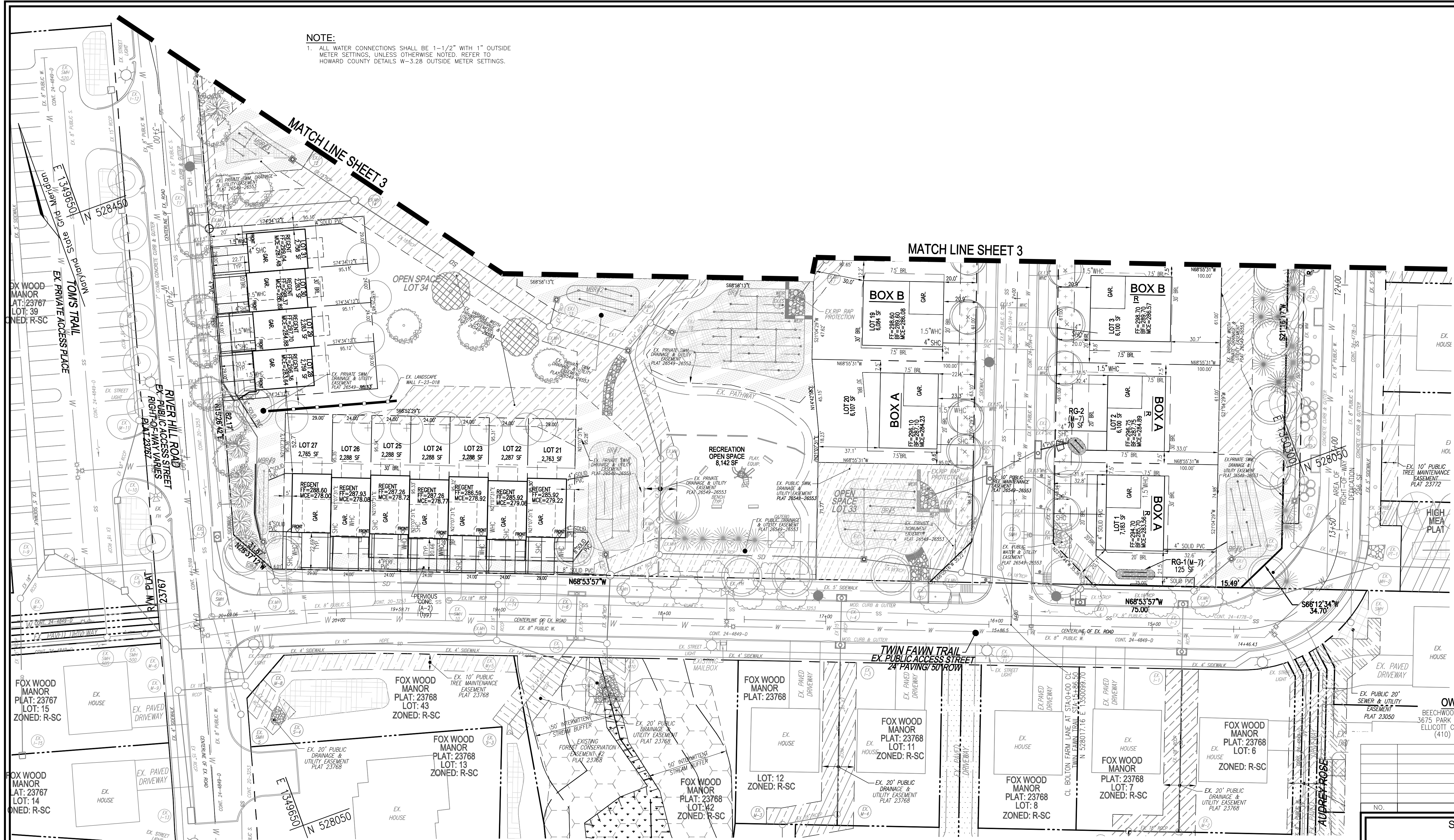
VOGEL ENGINEERING and TIMMONS GROUP logos and contact information.

PROFESSIONAL CERTIFICATE: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME...

NOTE:
 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.26 OUTSIDE METER SETTINGS.

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVING
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SPECIMEN TREES
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	STORM DRAIN
	EXISTING MICRO-BIOPRETENTION FACILITY (M-6) F-23-018
	RAIN GARDEN STRUCTURE (M-7)
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 23768)
	EXISTING PUBLIC TREE MAINTENANCE EASEMENT (PLATS 23772 & 23768)
	EXISTING FOREST CONSERVATION EASEMENT (PLATS 14613, 23050-23051, 23768 AND 26549-26553)
	EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 23768)
	EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 23768)
	EXISTING PRIVATE SEWER & UTILITY EASEMENT (PLATS 23050-23051)
	EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 26549-26553)
	EXISTING VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
	EXISTING PRIVATE SWM, DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
	EXISTING PUBLIC SWM, DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
	EXISTING PRIVATE MONUMENT EASEMENT (PLAT 26549-26553)
	EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT (PLAT 26549-26553)
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
	GENERIC HOUSE BOX



LAYOUT PLAN
 SCALE: 1" = 30'

- NOTES:**
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 - TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 18 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. DRIVEWAY SUBJECT TO CHANGE WITH BUILDER RESITE.
 - DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
 - FOR LOT 21-31 PERMEABLE SURFACE DRIVEWAY DETAILING, REFER TO SHEET 7 & 8.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designed by: Paul D'Marco 3/22/2024
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 3/22/2024

CHIEF, DIVISION OF LAND DEVELOPMENT
Linda Eisenberg 3/22/2024
 DIRECTOR

OWNER
 BEECHWOOD MANOR, LLC
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

DEVELOPER
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
LAYOUT PLAN
BEECHWOOD MANOR
 LOTS 1-31
 SFD AND SFA RESIDENTIAL

L. 1271 / F. 186
 TAX MAP: 50 GRID 1
 6TH ELECTION DISTRICT
 DPZ REFERENCE: SEE SITE DATA

PARCEL: 001
 ZONED: R-SC
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

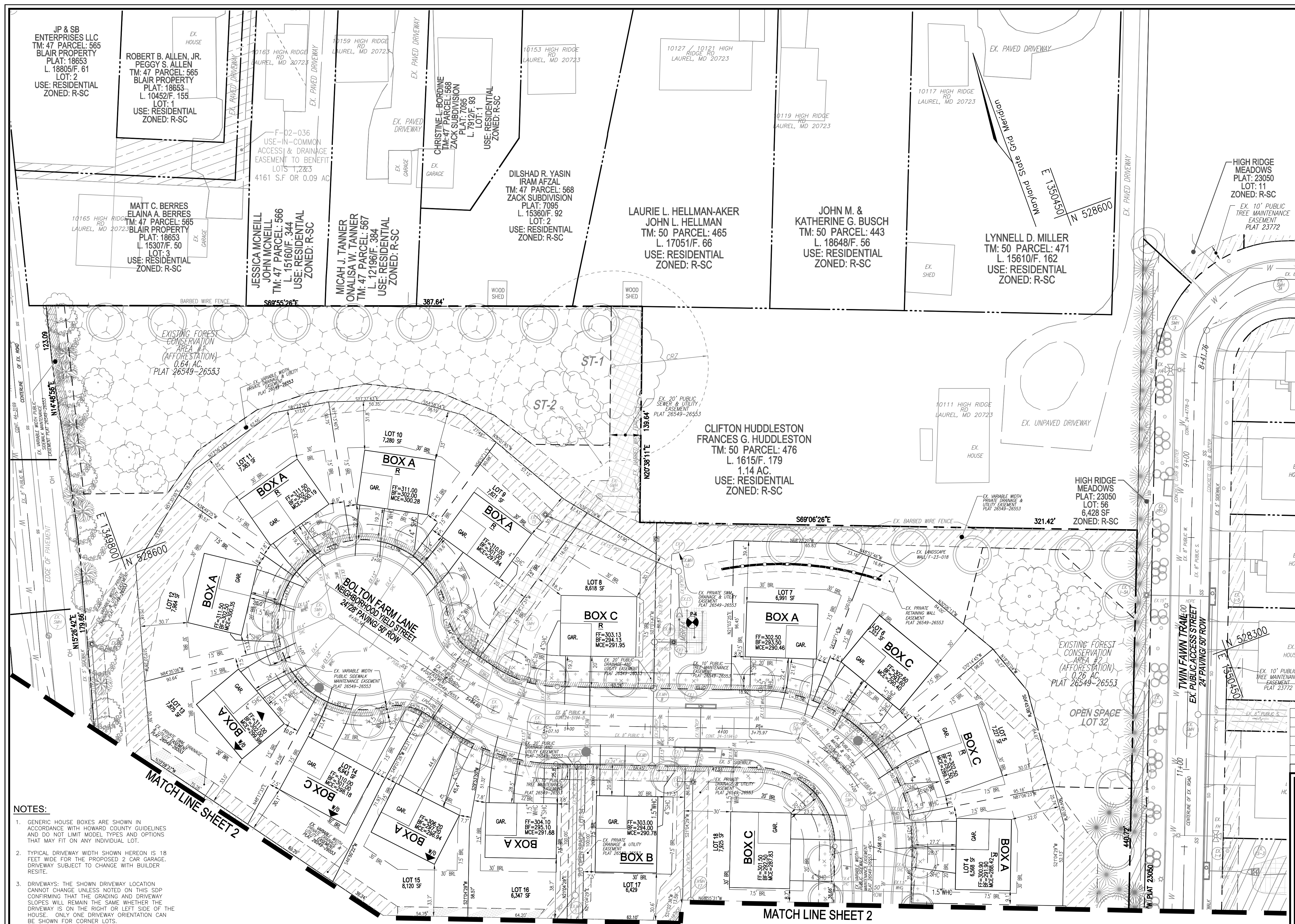
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2024

DESIGN BY: EDS
 DRAWN BY: QNB
 CHECKED BY: RHV
 DATE: SEPTEMBER 2023
 SCALE: AS SHOWN
 W.O. NO.: 17-26

Robert H. Vogel
 ROBERT H. VOGEL, PE No. 16193

2 SHEET OF 9



LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVING
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SPECIMEN TREES
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	STORM DRAIN
	EXISTING MICRO-BIOTENTION FACILITY (M-6) F-23-018
	RAIN GARDEN STRUCTURE (M-7)
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 23772)
	EXISTING PUBLIC TREE MAINTENANCE EASEMENT (PLAT 23768)
	EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 23768)
	EXISTING PRIVATE SEWER & UTILITY EASEMENT (PLATS 23050-23051)
	EXISTING PUBLIC SEWER & UTILITY EASEMENT (PLATS 23050-23051)
	EXISTING VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
	EXISTING VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT (PLAT 26549-26553)
	EXISTING VARIABLE WIDTH TREE MAINTENANCE EASEMENT (PLAT 26549-26553)
	EXISTING FOREST CONSERVATION EASEMENT (PLATS 14811, 23050-23051, 23768 AND 26549-26553)
	GENERIC HOUSE BOX

OWNER
 BEECHWOOD MANOR, LLC
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 ELLICOTT CITY, MD 21043
 (410) 480-0023

DEVELOPER
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

- NOTES:**
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
 - TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 18 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. DRIVEWAY SUBJECT TO CHANGE WITH BUILDER RESISTE.
 - DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
 - FOR LOT 21-31 PURVEABLE SURFACE DRIVEWAY DETAILING, REFER TO SHEET 2-A-9.

LAYOUT PLAN
 SCALE: 1"=30'

NOTE:
 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:
 Paul DiMarco
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/22/2024

DocuSigned by:
 Linda Eisenberg
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/22/2024

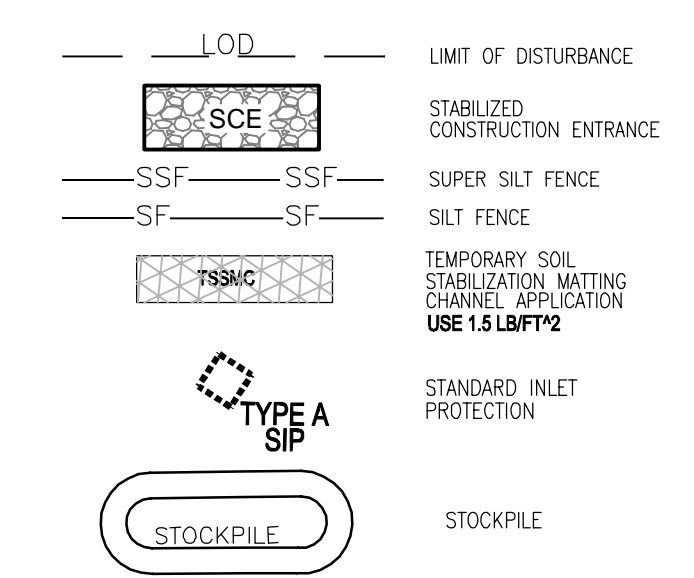
DocuSigned by:
 DIRECTOR
 DATE:

NO.	REVISION	DATE
SITE DEVELOPMENT PLAN LAYOUT PLAN BEECHWOOD MANOR LOTS 1-31 SFD AND SFA RESIDENTIAL		
L. 1271 / F. 186 TAX MAP: 50 GRID: 1 6TH ELECTION DISTRICT DPZ REFERENCE: SEE SITE DATA		PARCEL: 001 ZONED: R-SC HOWARD COUNTY, MARYLAND
VOGEL ENGINEERING + TIMMONS GROUP		
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com		
DESIGN BY: _____ EDS. DRAWN BY: _____ ONB. CHECKED BY: _____ RHW. DATE: SEPTEMBER 2023. SCALE: AS SHOWN. W.O. NO.: 17-26		PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2024
 Robert H. Vogel ROBERT0067@VOGEL.PE.NC.16193		3 SHEET OF 9

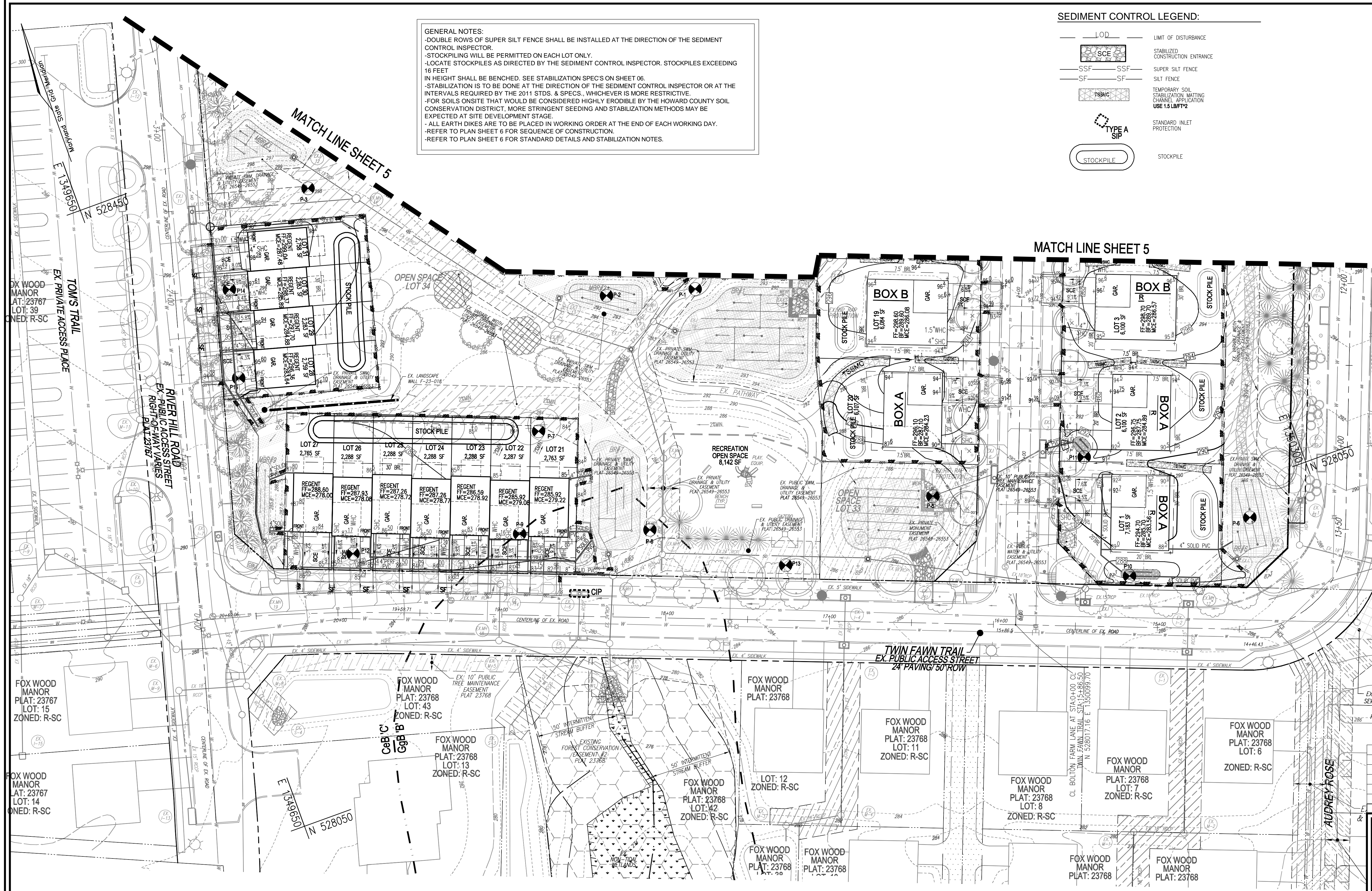
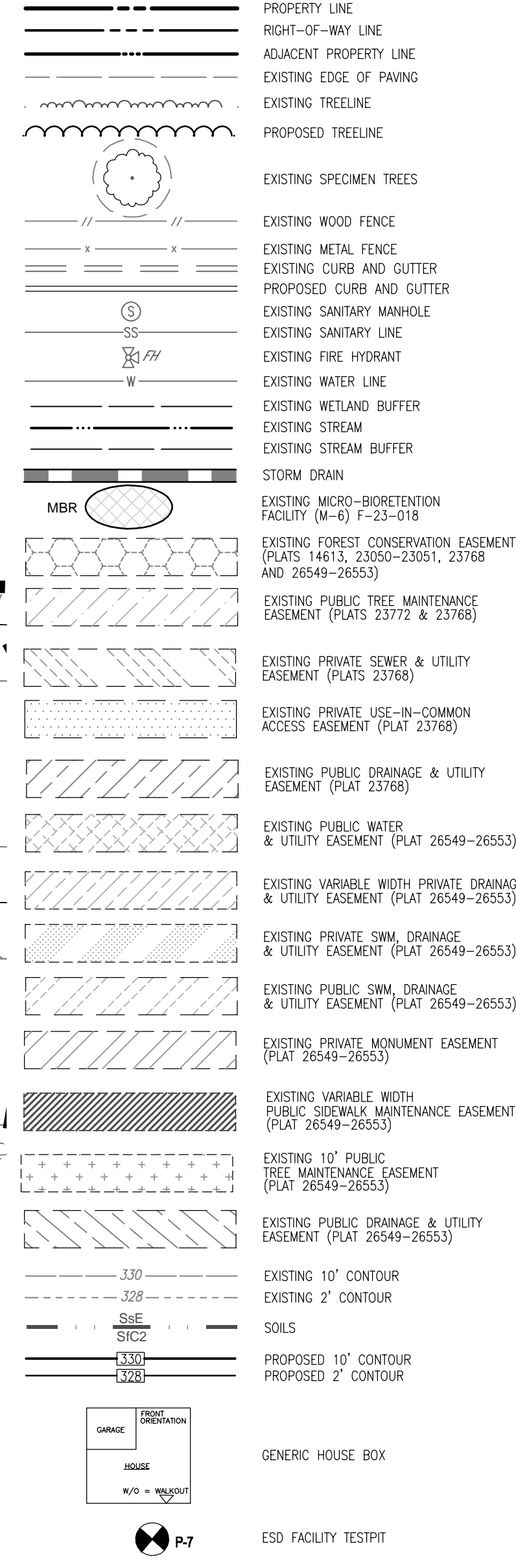
GENERAL NOTES:

- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 16 FEET IN HEIGHT SHALL BE BENCHED. SEE STABILIZATION SPECS ON SHEET 06.
- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS., WHICHEVER IS MORE RESTRICTIVE.
- FOR SOILS ON-SITE THAT WOULD BE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT, MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE.
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- REFER TO PLAN SHEET 6 FOR SEQUENCE OF CONSTRUCTION.
- REFER TO PLAN SHEET 6 FOR STANDARD DETAILS AND STABILIZATION NOTES.

SEDIMENT CONTROL LEGEND:



LEGEND:



OWNER
BEECHWOOD MANOR, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

**SITE DEVELOPMENT PLAN
GRADING, SOIL EROSION
AND SEDIMENT CONTROL PLAN**

BEECHWOOD MANOR
LOTS 1-31
SFD AND SFA RESIDENTIAL

PARCEL: 001
ZONED: R-SC
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P. 410.461.7666 F. 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: EDS
DRAWN BY: ONB
CHECKED BY: RHV
DATE: SEPTEMBER 2023
SCALE: AS SHOWN
W.O. NO.: 17-26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

4 SHEET OF 9

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	PERCENT ERODIBLE SOIL	ERODIBLE
ChB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	C	24	NO
ChE	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	E	24	NO

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:
Paul D'Marco
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/22/2024

DocuSigned by:
Linda Eisenberg
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/22/2024

DocuSigned by:
Michael Pfau
DIRECTOR
DATE: 3/22/2024

OWNER/DEVELOPER CERTIFICATION:
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

DocuSigned by:
Michael Pfau
OWNER/DEVELOPER SIGNATURE
DATE: 3/5/2024
PRINTED NAME & TITLE

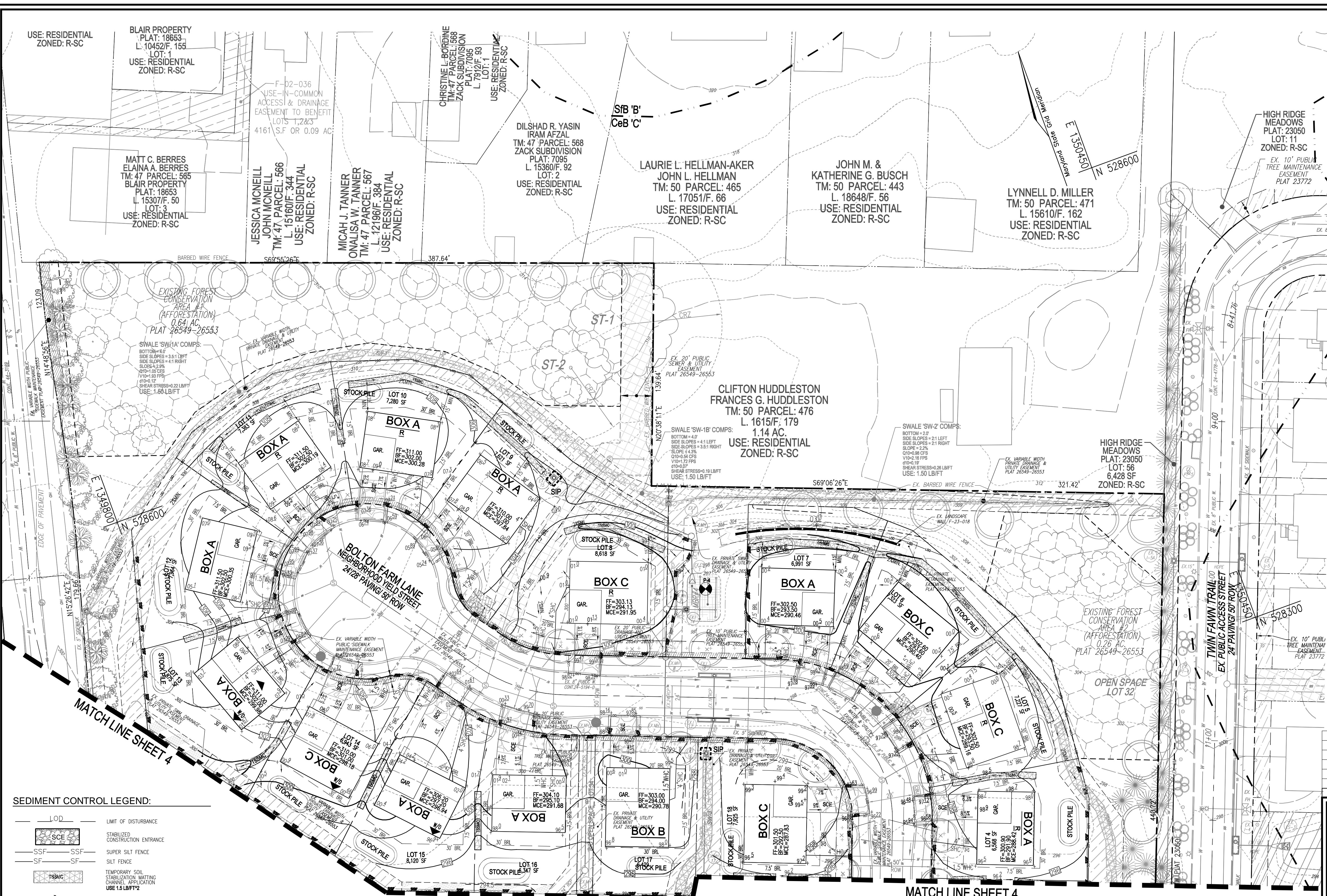
DESIGN CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS; THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:
Robert H. Vogel
DESIGNER'S SIGNATURE
DATE: 3/5/2024
PRINTED NAME

DocuSigned by:
Alexander Bratovic
DATE: 3/20/2024
HOWARD S.C.D.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:
Alexander Bratovic
DATE: 3/20/2024
HOWARD S.C.D.



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING SPECIMEN TREES
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WETLAND BUFFER
- EXISTING STREAM
- EXISTING STREAM BUFFER
- STORM DRAIN
- EXISTING FOREST CONSERVATION EASEMENT (PLATS 14613, 23050-23051, 23768 AND 26549-26553)
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT (PLATS 23772 & 23768)
- EXISTING PRIVATE SEWER & UTILITY EASEMENT (PLATS 23768)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 23768)
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- EXISTING PRIVATE SWM, DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
- EXISTING PUBLIC SWM, DRAINAGE & UTILITY EASEMENT (PLAT 26549-26553)
- EXISTING VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT (PLAT 26549-26553)
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT (PLAT 26549-26553)
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SSF SSF SUPER SILT FENCE
- SF SF SILT FENCE
- TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION
- GENERIC HOUSE BOX
- ESD FACILITY TESTPIT

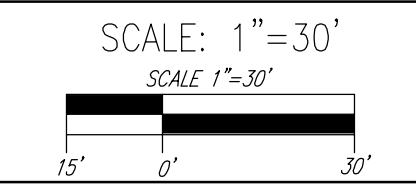
OWNER
BEECHWOOD MANOR, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

SEDIMENT CONTROL LEGEND:

- L.O.D. LIMIT OF DISTURBANCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SSF SSF SUPER SILT FENCE
- SF SF SILT FENCE
- TSSAC TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION USE 15 LB/FT²
- TYPE A SIP STANDARD INLET PROTECTION
- STOCKPILE STOCKPILE

GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN



SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	GROUP	PERCENT CLAY	PERCENT SAND	ERODIBLE
CeB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	C	24	24	NO
GcB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	24	24	NO

-SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE DECEMBER 2022.
-HOWARD COUNTY SOILS MAP NUMBER 28 - LAUREL NW

GENERAL NOTES:

- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 16 FEET IN HEIGHT SHALL BE BENCHES. SEE STABILIZATION SPECS ON SHEET 06.
- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.
- FOR SOILS ONSITE THAT WOULD BE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT, MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE.
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- REFER TO PLAN SHEET 6 FOR SEQUENCE OF CONSTRUCTION.
- REFER TO PLAN SHEET 6 FOR STANDARD DETAILS AND STABILIZATION NOTES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:
Paul D. Marco 3/22/2024
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DocuSigned by:
Linda Eisenberg 3/22/2024
CHIEF, DIVISION OF PLANNING AND DEVELOPMENT

DocuSigned by:
Michael Pfau 3/22/2024
DIRECTOR

OWNER/DEVELOPER CERTIFICATION:
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING RESPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

DocuSigned by:
Michael Pfau 3/5/2024
OWNER/DEVELOPER SIGNATURE DATE
Michael Pfau

DESIGN CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:
Robert H. Vogel 3/5/2024
DESIGNER'S SIGNATURE DATE
ROBERT H. VOGEL
PRINTED NAME

DocuSigned by:
Alexander Bratovich 3/20/2024
DATE
HOWARD S.C.D.

NO. _____ REVISION _____ DATE _____

**SITE DEVELOPMENT PLAN
GRADING, SOIL EROSION
AND SEDIMENT CONTROL PLAN**

BEECHWOOD MANOR
LOTS 1-31
SFD AND SFA RESIDENTIAL

L-1721 / F. 188
TAX MAP: 50 ORDR: 1
6TH ELECTION DISTRICT
DPZ REFERENCE: SEE SITE DATA

PARCEL: 001
ZONED: R-SC
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
+
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P. 410.461.7666 F. 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: _____ EDS.
DRAWN BY: _____ ONB.
CHECKED BY: _____ RHV.
DATE: _____ SEPTEMBER 2023
SCALE: _____ AS SHOWN
W.O. NO.: _____ 17-26.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

5 SHEET OF 9

ROBERT H. VOGEL, PE No.16193

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...

- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

OTHER BUILDING OR GRADING APPLICATIONS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL PERMIT BY THE INSPECTION AGENCY IS MADE... OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS TO THE SURFACE OF ALL PERMITTED CONTROL AREAS...

Table with columns: AREA, ACRES, PERCENT. Rows for TOTAL AREA OF SITE, AREA TO BE PROTECTED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, etc.

- (1) REFER TO ITEM 11 BELOW
- 4. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISRUPTION...

ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED IF DEEMED NECESSARY BY THE HSCD... THE HSCD AND ITS INSPECTOR BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT...

- 9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS... 10. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY...

- 11. REGARDING PROTECTION IS NO LONGER A REQUIREMENT.

NOTES: DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

- A. 3 CALENDAR DAYS FOR ALL PERMITTED SEDIMENT CONTROL STRUCTURES, Dikes, PERMITTER SLOPES AND ALL SLOPES GREATER THAN 3:1.

OWNER/DEVELOPER CERTIFICATION: I, THE CERTIFY THAT ANY GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN...

DESIGN CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS...

Approved: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Approval signatures and dates for Owner/Developer, Designer, and Planning/Zoning Department.

R-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

PURPOSE: TO PREPARE THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

- 1. TEMPOARY STABILIZATION
- 2. PERMANENT STABILIZATION
- 3. EROSION CONTROL

Table: TEMPORARY SEEDING SUMMARY with columns for Application Rate (lb/AC), Seeding Dates, Seeding Depth, Fertilizer, and Lime Rate.

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

Table: TEMPORARY SEEDING SUMMARY with columns for Application Rate (lb/AC), Seeding Dates, Seeding Depth, Fertilizer, and Lime Rate.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. (1 DAY)
- 2. NOTIFY HOWARD COUNTY BUREAU OF PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)
- 3. DRY UTILITIES (CABLE, GAS, ELECTRIC) MUST BE INSTALLED AFTER CONSTRUCTION AND PRIOR TO THE INSTALLATION OF THE F-23-018 STRUCTURES...

B-4-3 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE
- 2. PERMANENT STABILIZATION

- 1. TEMPOARY STABILIZATION
- 2. PERMANENT STABILIZATION

- 1. GENERAL SPECIFICATIONS
- 2. SOIL TESTS
- 3. MULCHING

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

Table: PERMANENT SEEDING SUMMARY with columns for Hardness Zone, Application Rate, Seeding Dates, Seeding Depth, Fertilizer, and Lime Rate.

PERMANENT SEEDING SUMMARY

- 4. CONSTRUCT TRENCHES, THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- 5. FINE GRADE LOT AS DETAILED HEREIN AND PER SPEC ELEVATIONS AS SHOWN TO BE IN CONFORMANCE WITH STORMWATER MANAGEMENT SCHEME APPROVED FOR THE PROJECT. (1 DAY)

B-4-3 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

- 1. GENERAL USE
- 2. PERMANENT STABILIZATION

- 1. TEMPOARY STABILIZATION
- 2. PERMANENT STABILIZATION

- 1. GENERAL SPECIFICATIONS
- 2. SOIL TESTS
- 3. MULCHING

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

PURPOSE: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS, FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

Table: PERMANENT SEEDING SUMMARY with columns for Hardness Zone, Application Rate, Seeding Dates, Seeding Depth, Fertilizer, and Lime Rate.

PERMANENT SEEDING SUMMARY

- 5. FINE GRADE LOT AS DETAILED HEREIN AND PER SPEC ELEVATIONS AS SHOWN TO BE IN CONFORMANCE WITH STORMWATER MANAGEMENT SCHEME APPROVED FOR THE PROJECT. (1 DAY)
- 6. INSTALL A CONTINUOUS PERIMETER OF 2" BOLL GALVANIZED HARDWARE CLOTH WITH A MINIMUM WEIGHT OF 120 LBS PER 100 SQ YD. (1 DAY)

DETAIL E-1 SILT FENCE

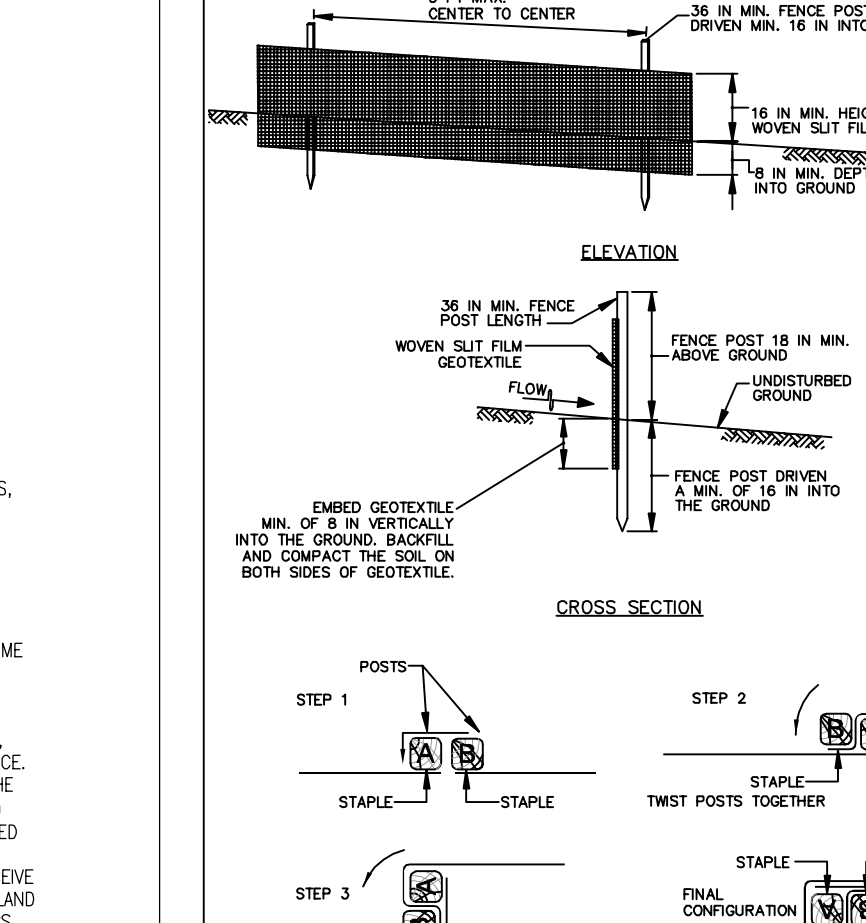


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL E-2 SUPER SILT FENCE

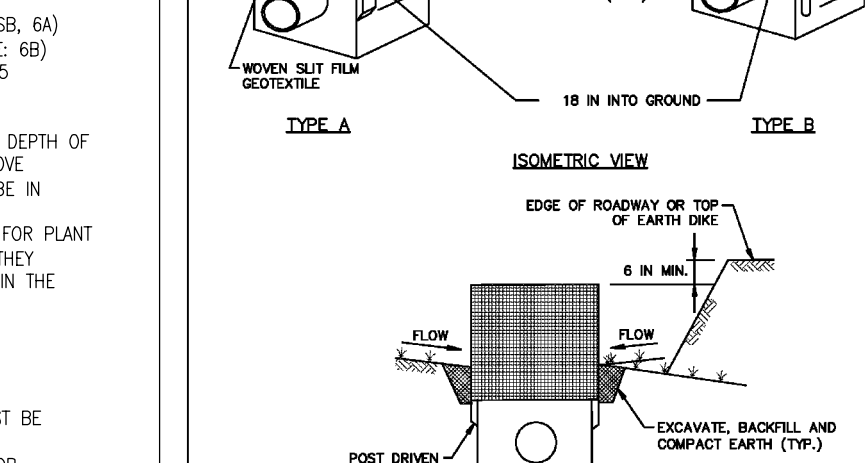


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL E-3 STANDARD INLET PROTECTION

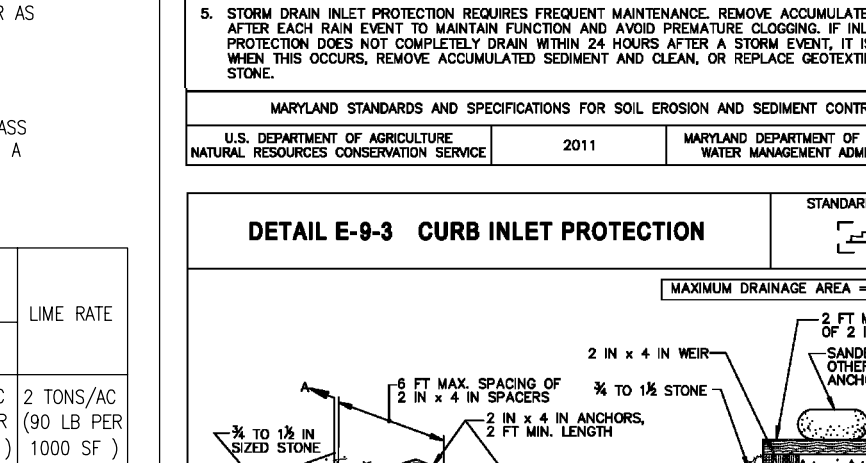


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL E-4 CURB INLET PROTECTION

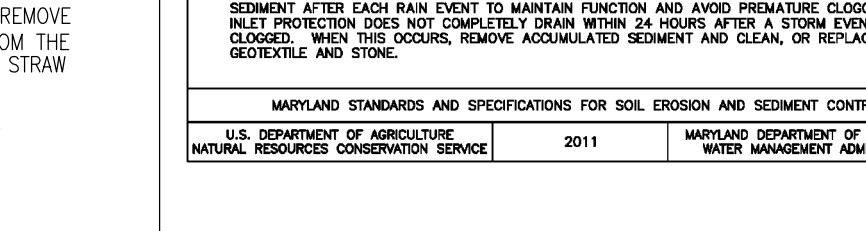


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

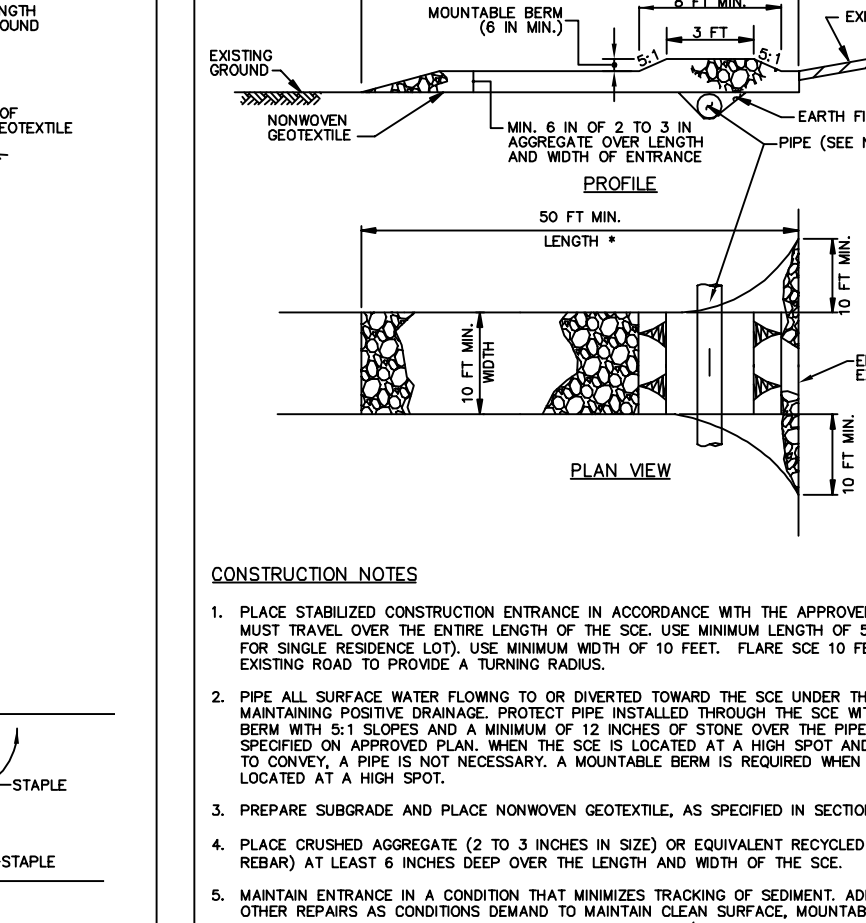


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

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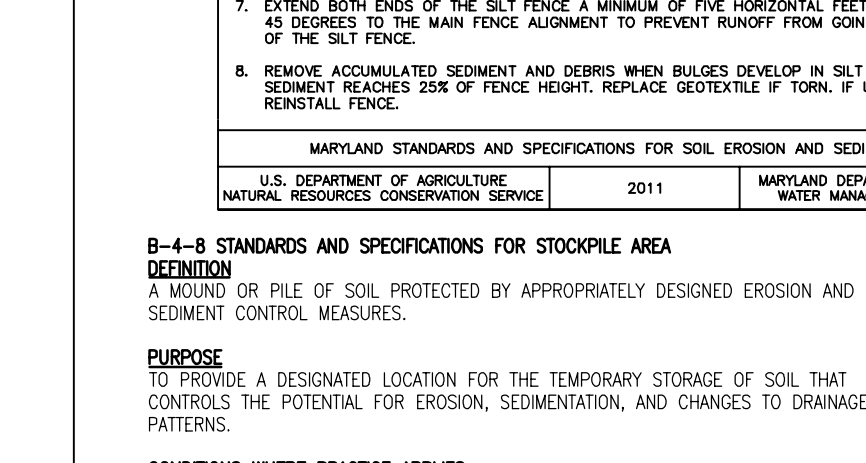


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

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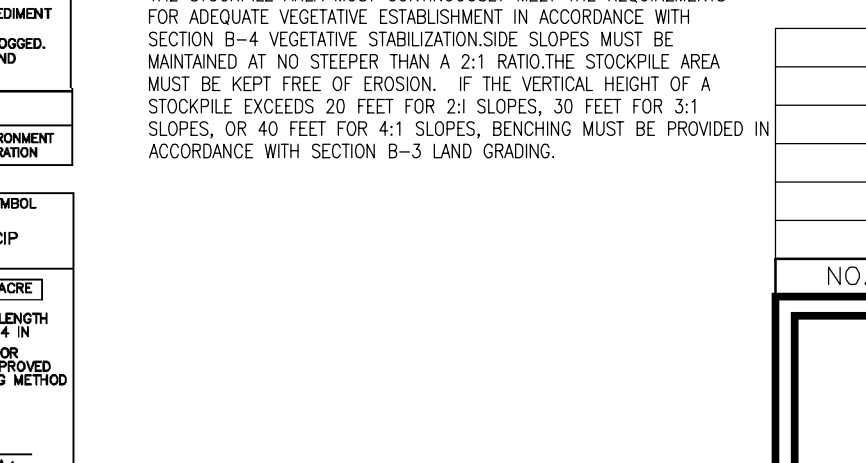


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL B-4-E-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION



Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL E-1 SILT FENCE

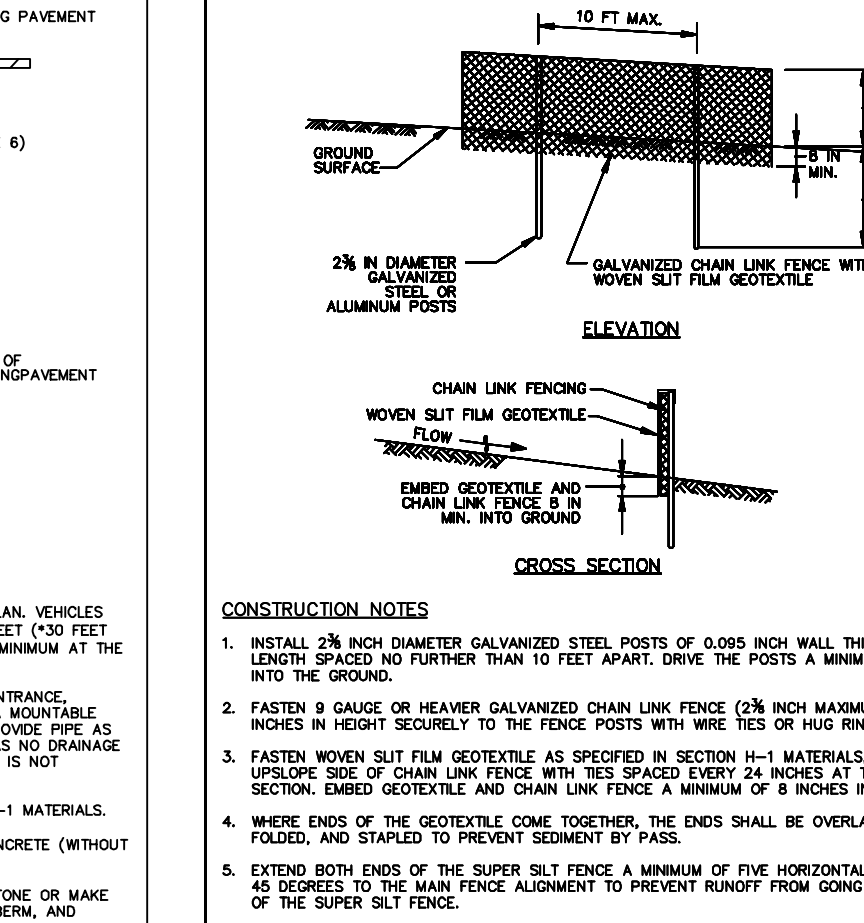


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL B-4-E-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

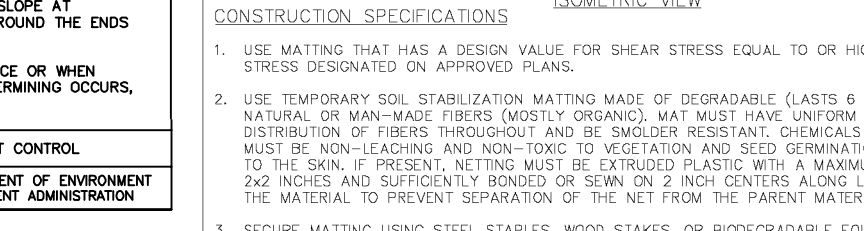


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

DETAIL E-1 SILT FENCE

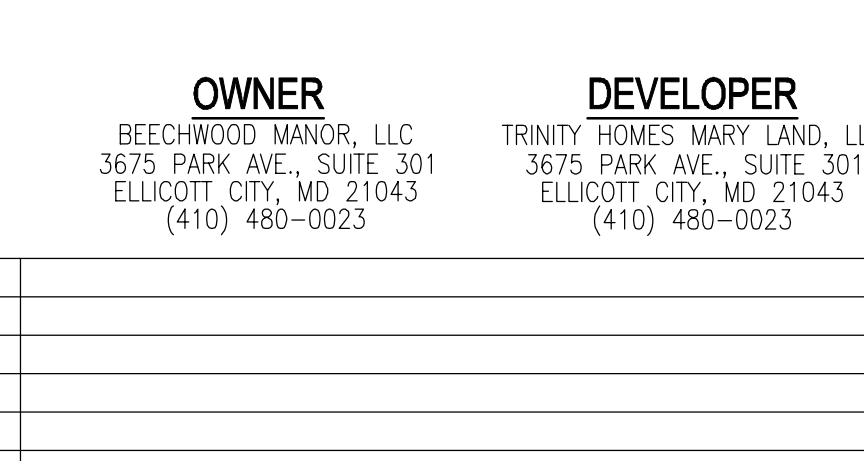


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DETAIL B-4-E-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

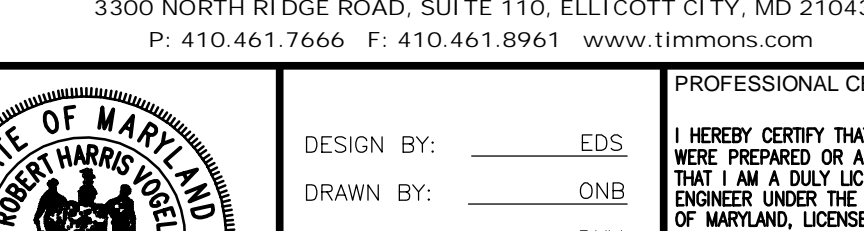


Table: MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011.

OWNER: BEECHWOOD MANOR, LLC 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043 (410) 480-0023

DEVELOPER: TRINITY HOMES MARYLAND, LLC 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043 (410) 480-0023

SITE DEVELOPMENT PLAN SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES. BEECHWOOD MANOR LOTS 1-31 SFD AND SFA RESIDENTIAL. 12271 / F. 188 TAX MAP: 50.08G.1. 6TH ELECTION DISTRICT DPZ REFERENCE: SEE SITE DATA

VOGEL ENGINEERING TIMMONS GROUP 3300 NORTH RIDGE ROAD, SUITE 410, ELLICOTT CITY, MD 21043 P: 410.461.7666. F: 410.411.8961 www.timmons.com

Professional Certificate table with columns: NO., REVISION, DATE.

DESIGN BY: EDS I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME AND I AM A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14181. EXPIRATION DATE: 09-27-2024

DRAWN BY: RNV

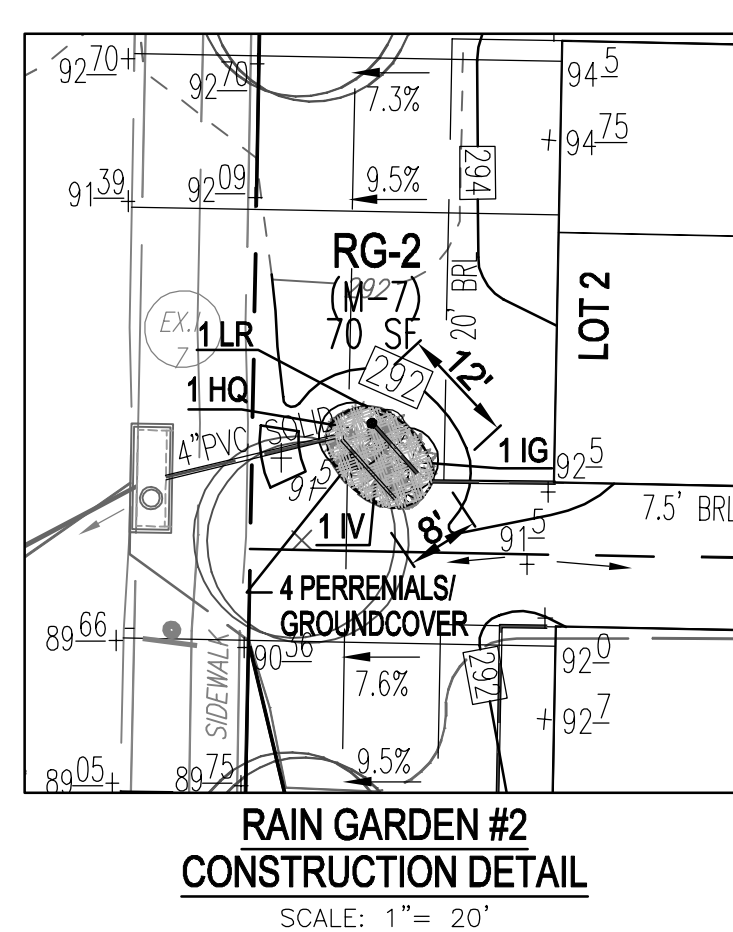
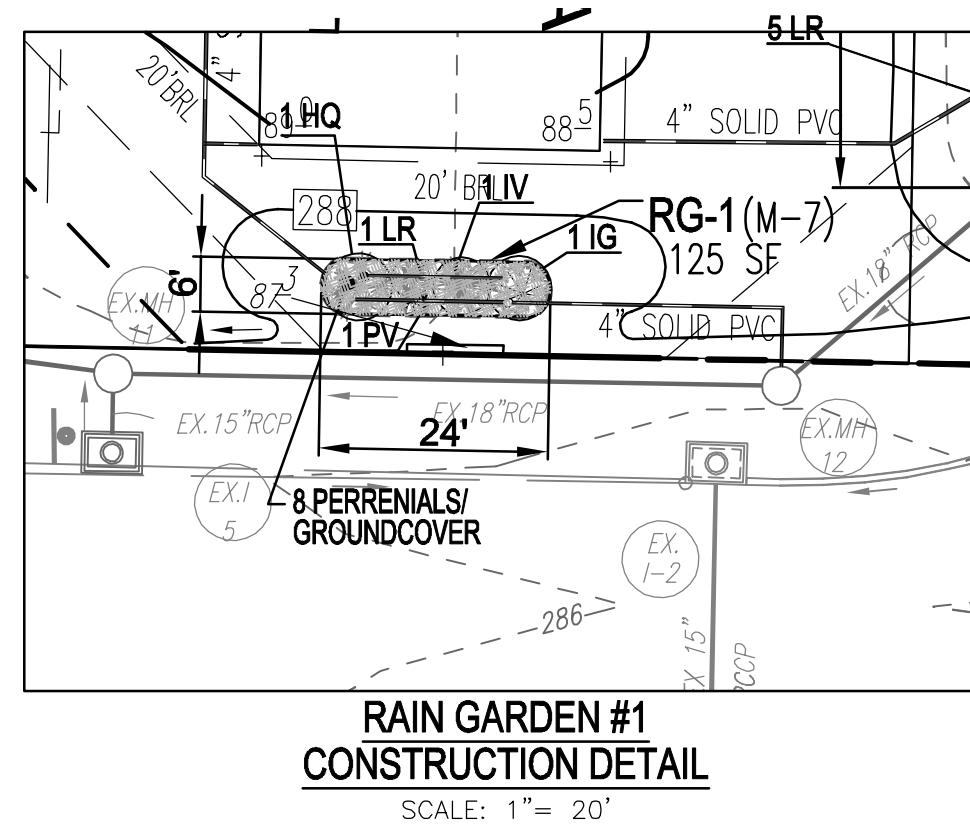
CHECKED BY: RNV

DATE: SEPTEMBER 2023

SCALE: AS SHOWN

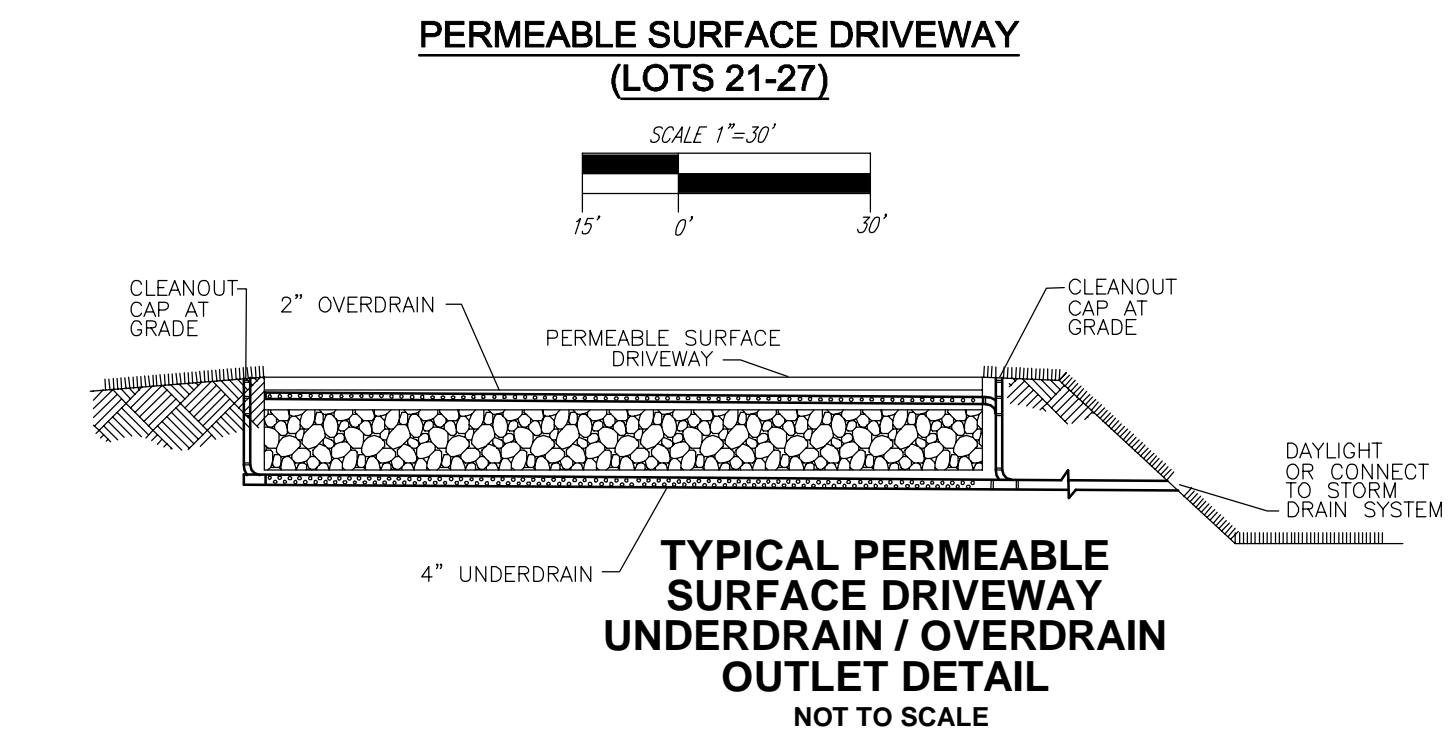
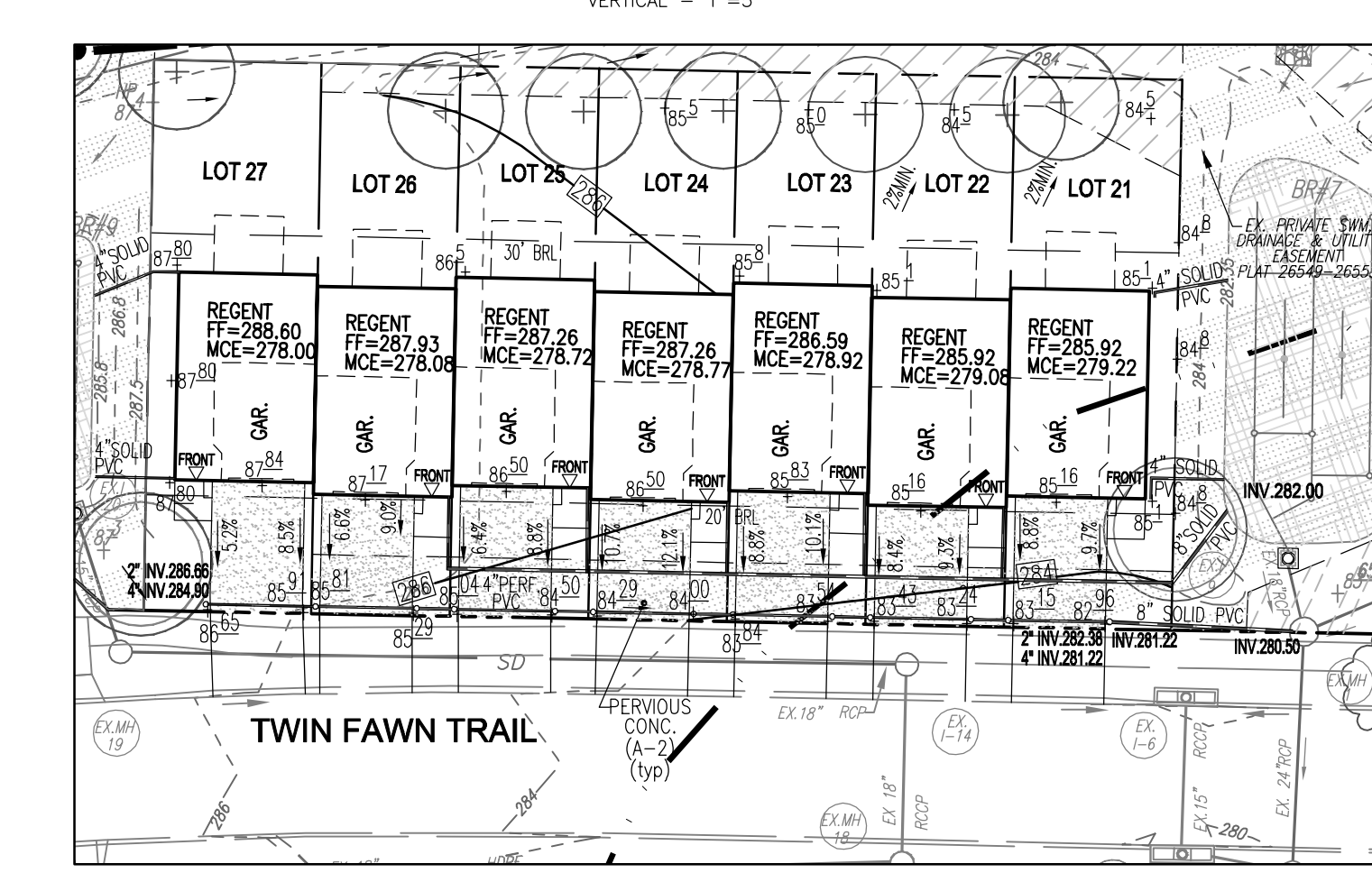
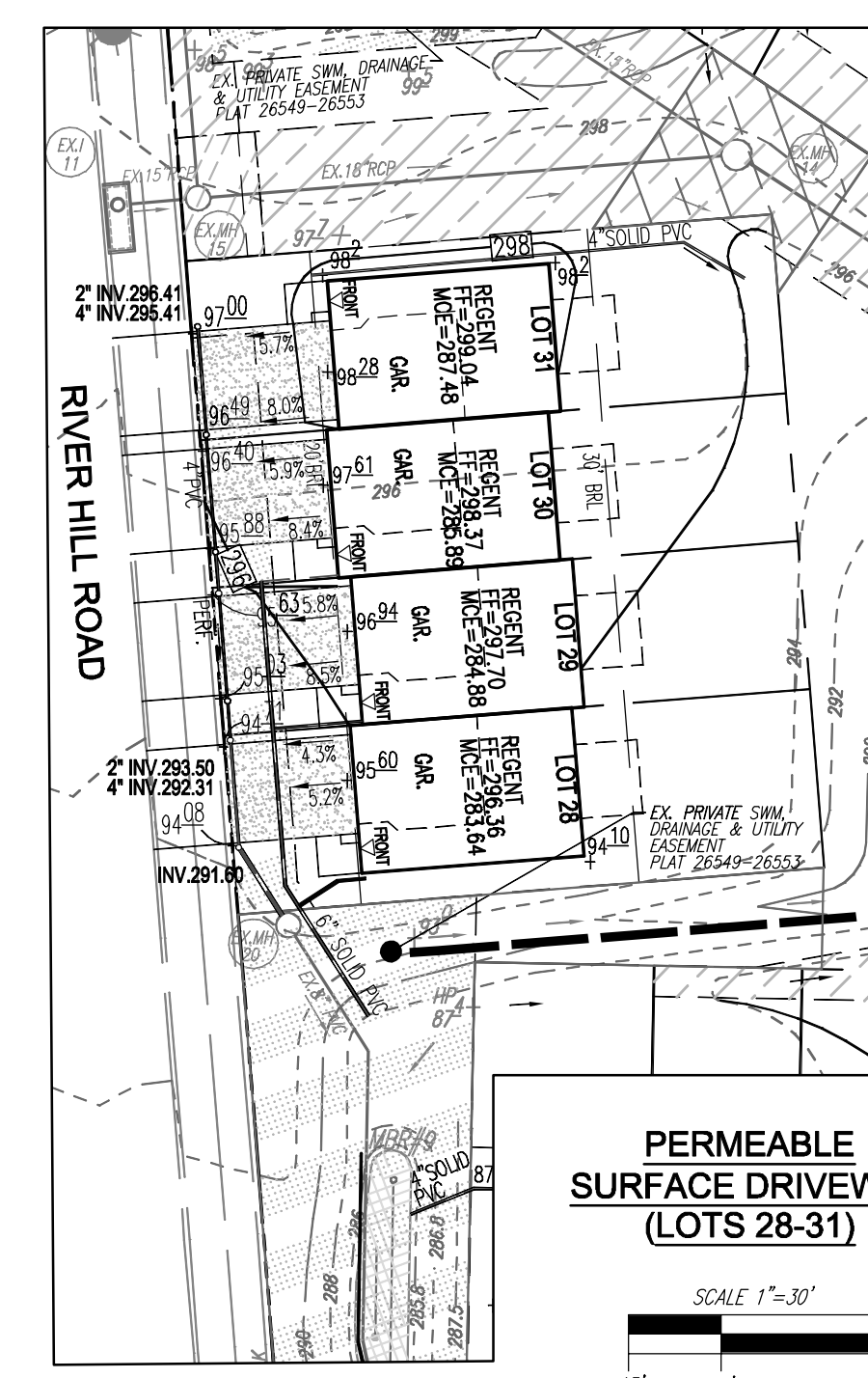
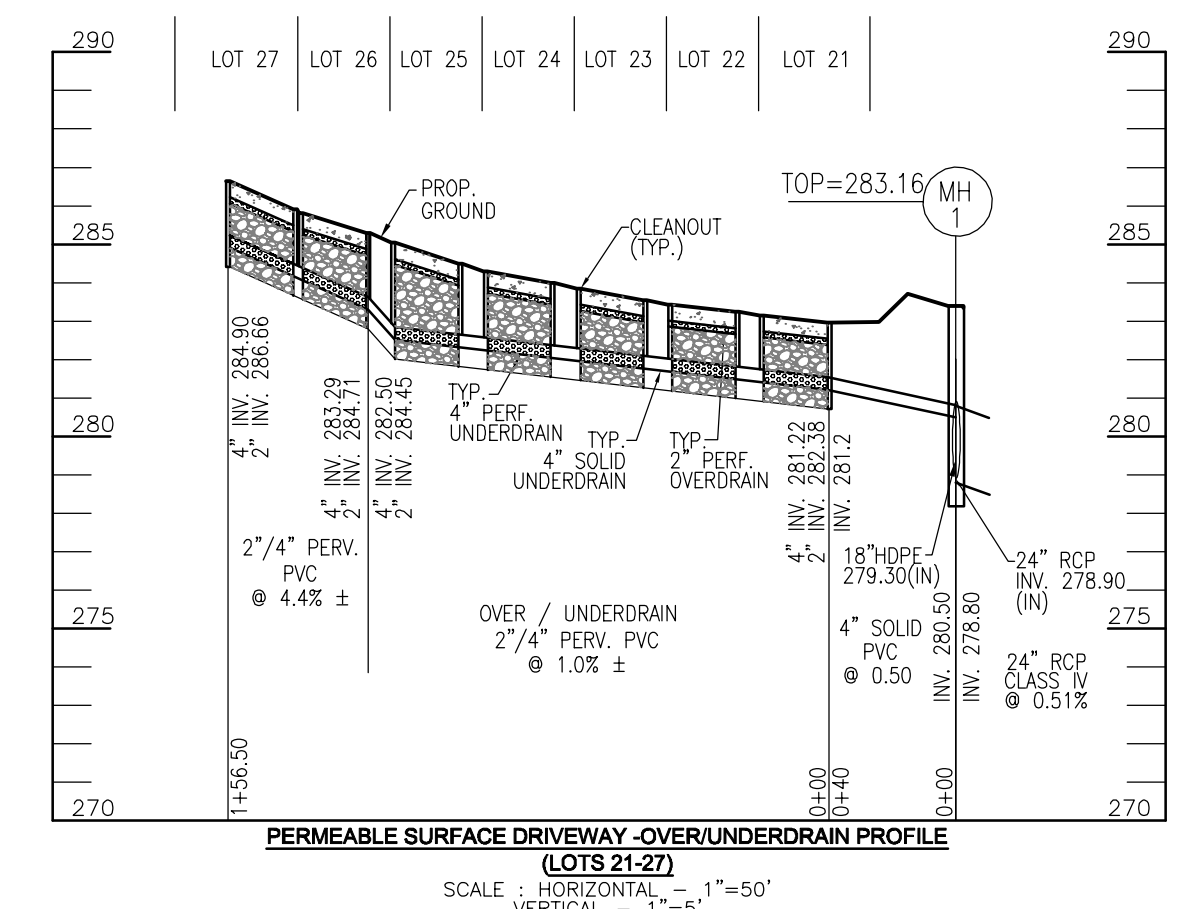
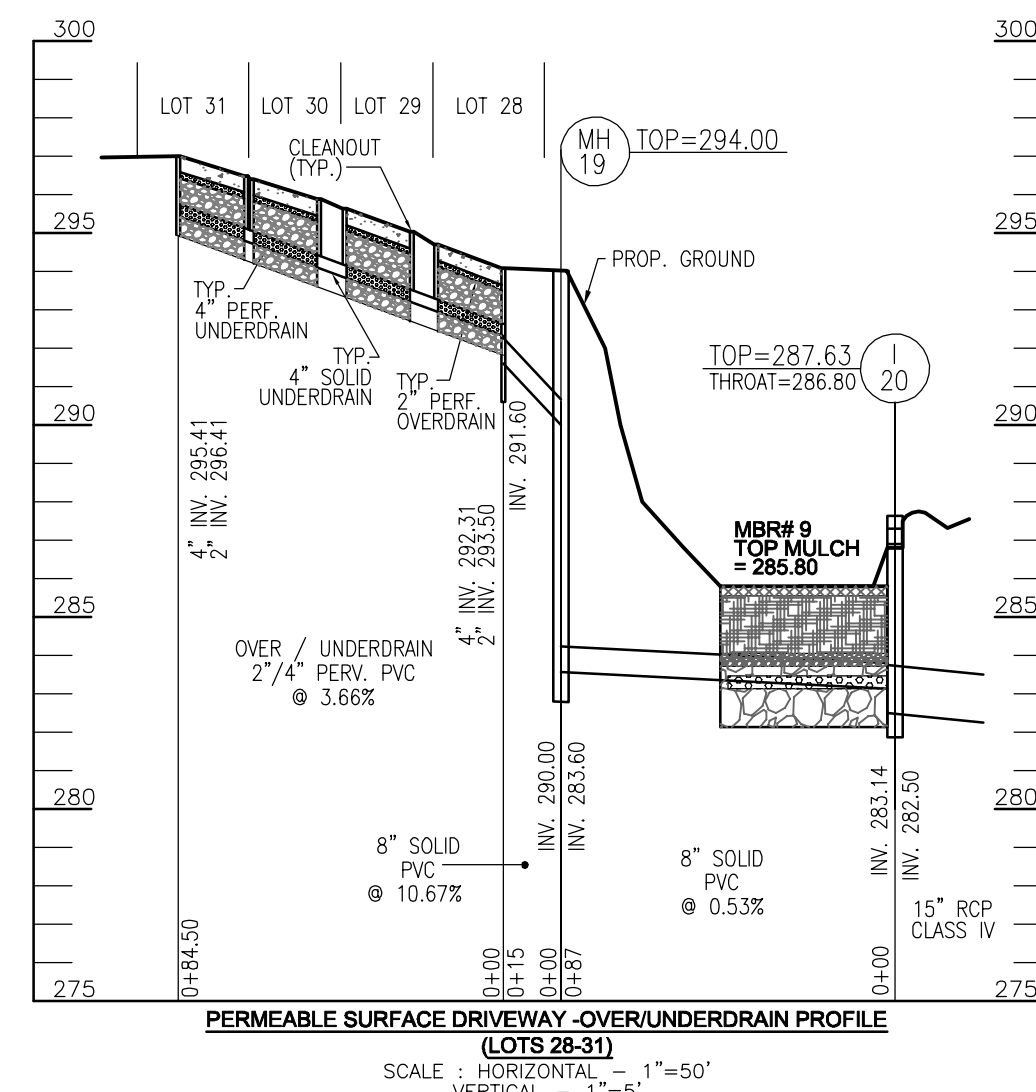
W.O. NO.: 17-26

6 SHEET OF 9



TEST PIT DATA							
BORING #	APPROX EXIST GROUND ELEV	APPROX PROP GROUND ELEV	INVERT FACILITY / PRACTICE	MIN. DEPTH TO GROUNDWATER	BOTTOM PIT	REQ PIT DEPTH*	CONDITION
TEST PITS							
P-1	290.00	292.00	288.00	4.00	284.00	6.00	
P-2	290.50	292.00	288.00	4.00	284.00	6.50	
P-3	298.20	298.00	294.00	4.00	290.00	8.20	
P-4	301.20	297.00	293.00	4.00	289.00	12.20	
P-5	289.20	285.00	281.00	4.00	277.00	12.20	
P-6	287.90	286.00	282.00	4.00	278.00	9.90	
P-7	286.00	282.50	278.50	4.00	274.50	11.50	
P-8	283.00	282.00	278.00	4.00	274.00	9.00	
P-9	283.50	282.00	278.00	4.00	274.00	9.50	
P-10	287.00	286.00	282.00	4.00	278.00	9.00	
P-11	290.20	290.00	286.00	4.00	282.00	8.20	
P-12	290.00	286.00	284.50	4.00	280.50	9.50	PERM SURFACE
P-13	285.00	285.80	284.30	4.00	280.30	4.70	PERM SURFACE
P-14	285.00	286.20	284.70	4.00	280.70	4.30	PERM SURFACE
P-15	282.00	284.20	282.70	4.00	288.70	3.30	PERM SURFACE

* REQUIRED DEPTH OR UNTIL REFUSAL
 ** PLEASE NOTE DEPTH OF GROUNDWATER, IF ENCOUNTERED



Appendix A. Landscaping Guidance for Stormwater BMPs.....Specific Landscaping Criteria

Table A-4 Community Used Species for Bioretention Areas

Trees	Shrubs	Herbaceous Species
Acer rubrum	Arsenalis parviflora	Andropogon virginicus
Rubus	Bottlebrush Buckeye	Broomrape
Rosa nigra	Cephaelis occidentalis	Equisetum perenne
River Birch	Butenbush	Joe Pye Weed
Juniperus virginiana	Hemlock virginiana	Scirpus pungens
Eastern Red Cedar	Witch Hazel	Three Square Balm
Clematis virginiana	Waxhaw	Blue Flag
Trientalis americana	Waxhaw	Blue Flag
Hosta sphenoloba	Joe Pye Weed	Cardinal Flower
Black Oak	Joe Pye Weed	Cardinal Flower
Diospyros virginiana	Joe Pye Weed	Cardinal Flower
Persea	Joe Pye Weed	Cardinal Flower
Platanus occidentalis	Viburnum dentatum	Dichanthium scoparium
Sycamore	Aitwood	Broom Panic Grass
Quercus rubra	Lindera benzoin	Rudbeckia laciniata
Pile-Olive	Spicebush	Tall Coneflower
Quercus phellos	Myrica pennsylvanica	Scirpus cespitosus
Willow Oak	Bayberry	Woolgrass
Sweetgum	Veronica noveboracensis	New York Ironweed

Note 1: For most options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1999) or the Design of Stormwater Filtering Systems (Clayton and Schaefer, 1997).

- TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II - APPENDIX A."
- CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C. CONSTRUCTION SPECIFICATIONS AND TABLE B.4.1 MATERIAL SPECIFICATIONS. IN ADDITION THE "2000 MARYLAND STORMWATER DESIGN MANUAL - VOLUME II - APPENDIX A OFFERS ADDITIONAL HELPFUL INFORMATION."
- NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
- ABOVE TABLE A.4. IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

BIORETENTION PLANTING SCHEDULE (SHRUB/ORNAMENTAL GRASSES)				
LEGEND KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	SPACING
IG	2	ILEX GLABRA "SHAMROCK" INKBERY HOLLY	1 GALLON	18" O.C.
IV	2	ITEA VIRGINICA VIRGINIA SWEETSPIRE	1 GALLON	18" O.C.
HQ	2	HYDRANGEA QUERCIFOLIA "RUBY SLIPPERS" OAKLEAF HYDRANGEA	1 GALLON	30" O.C.
LR	2	LEUCOTHEO RACEMOSA FETTERBUSH	1 GALLON	30" O.C.
PV	2	PANICUM VIRGATUM "PRAIRIE SKY" SWITCH GRASS	1 GALLON	36" O.C.

PERENNIALS/GROUNDCOVER PLANTING SCHEDULE				
LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
[Symbol]	6	BAPTISIA AUSTRALIS FALSE INDIGO	4" POT	12" - 15" O.C. FOR SIDES AND BOTTOM OF MBR. MIX ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT. PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP.
[Symbol]	6	ACORUS GRAMINEUS "OGON" GOLDEN VARIATED SWEET FLAG	1 QT.	

MICRO-BIORETENTION PLANTING REQUIREMENTS					PLANTINGS PROVIDED					PERENNIALS/GROUNDCOVER PROVIDED		
MBR #	LF	AREA	STEMS REQUIRED (0.0229)	STEMS PROVIDED	IG	IV	HQ	LR	PV	BA	AG	TOTAL
RG #1	55	125	3	5	1	1	1	1	1	4	4	8
RG #2	33	70	2	5	1	1	1	1	1	2	2	4
TOTALS:	88	195	5	10	2	2	2	2	2	6	6	12

BIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0229 STEMS PER SQUARE FOOT).

BIORETENTION / MICRO-BIORETENTION / RAINGARDEN FACILITY - DESIGN ELEVATION CHART														
FACILITY #	FACILITY TYPE	ESD				BOTTOM				INV. STONE	SURFACE AREA SF	APPROX DIM	OWNER	MAINTENANCE
		WSEL A	MULCH B	TOP PLANT SOIL C	BOTTOM PLANT SOIL D	PEA GRAVEL E	PIPE (1) F	INV. G						
RG-1	M-7	287.00	286.00	285.75	284.25	283.92	283.34	282.34	125	SEE PLAN	PRIVATE	PRIVATE ON-LOT		
RG-2	M-7	291.50	290.50	290.25	288.75	288.42	287.84	286.84	70	SEE PLAN	PRIVATE	PRIVATE ON-LOT		

(1) UNDERDRAIN PIPE AND OVERFLOW DISTRIBUTION PIPE

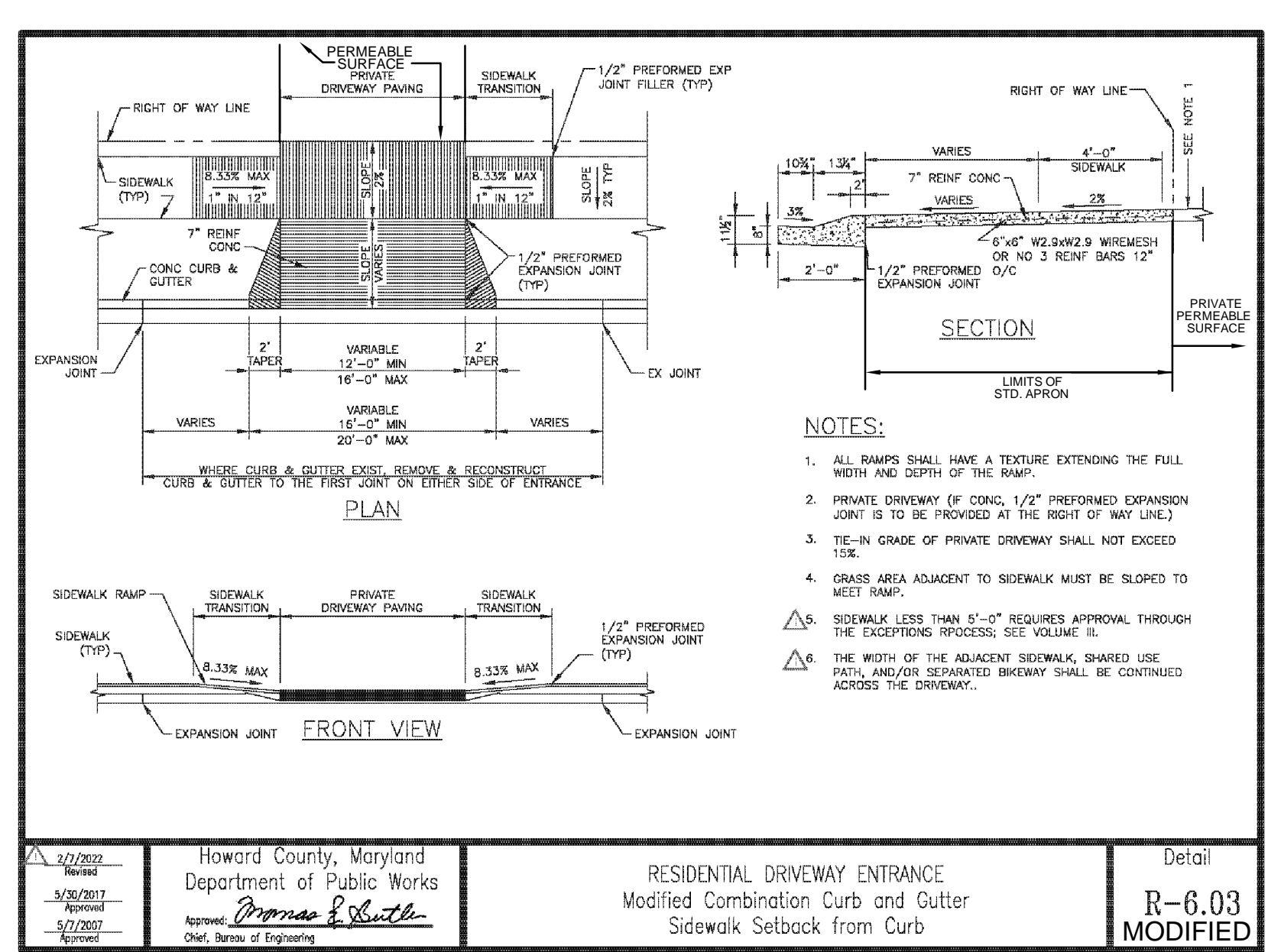
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Discussed by: Paul D. Marco 3/22/2024

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 3/22/2024

CHIEF, DIVISION OF LAND DEVELOPMENT DATE 3/22/2024

DIRECTOR Lynnda Eisenberg DATE



Howard County, Maryland Department of Public Works

RESIDENTIAL DRIVEWAY ENTRANCE Modified Combination Curb and Gutter Sidewalk Setback from Curb

Detail R-6.03 MODIFIED

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
 RAIN GARDEN & PERMEABLE DRIVEWAY
 CONSTRUCTION DETAILS
BEECHWOOD MANOR
 LOTS 1-31
 SFD AND SFA RESIDENTIAL

PARCEL: 001
 ZONED: R-3C
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 TIMMONS GROUP

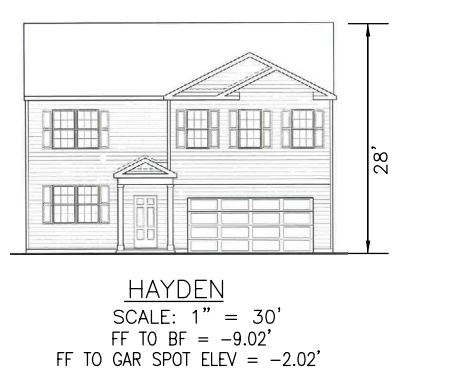
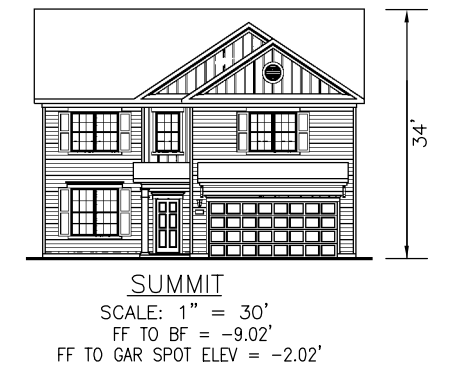
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

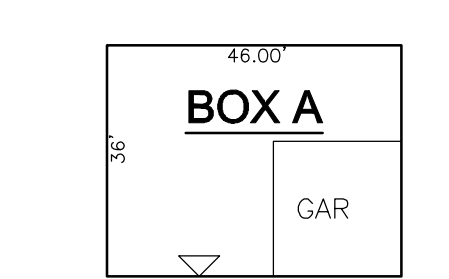
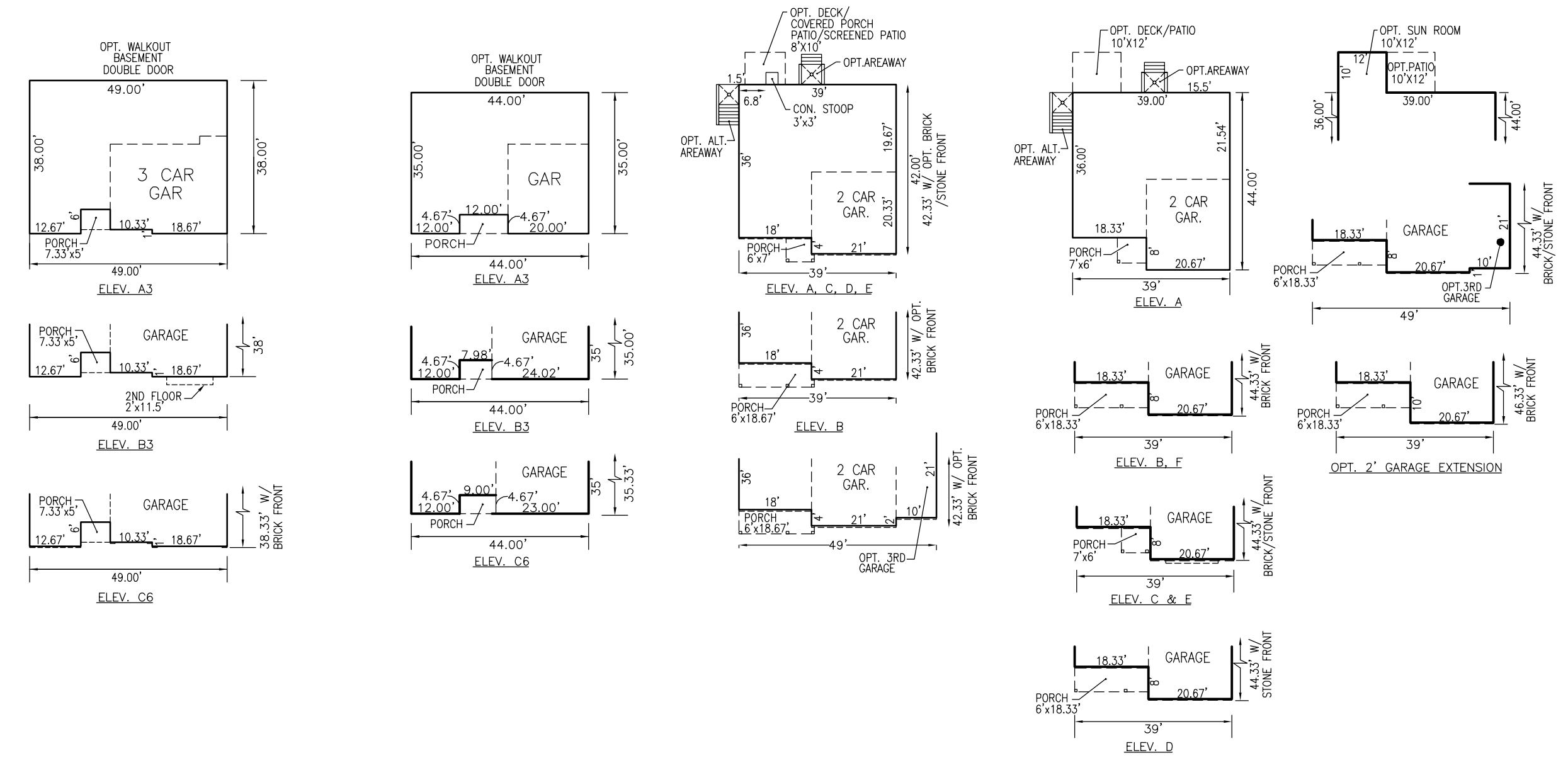
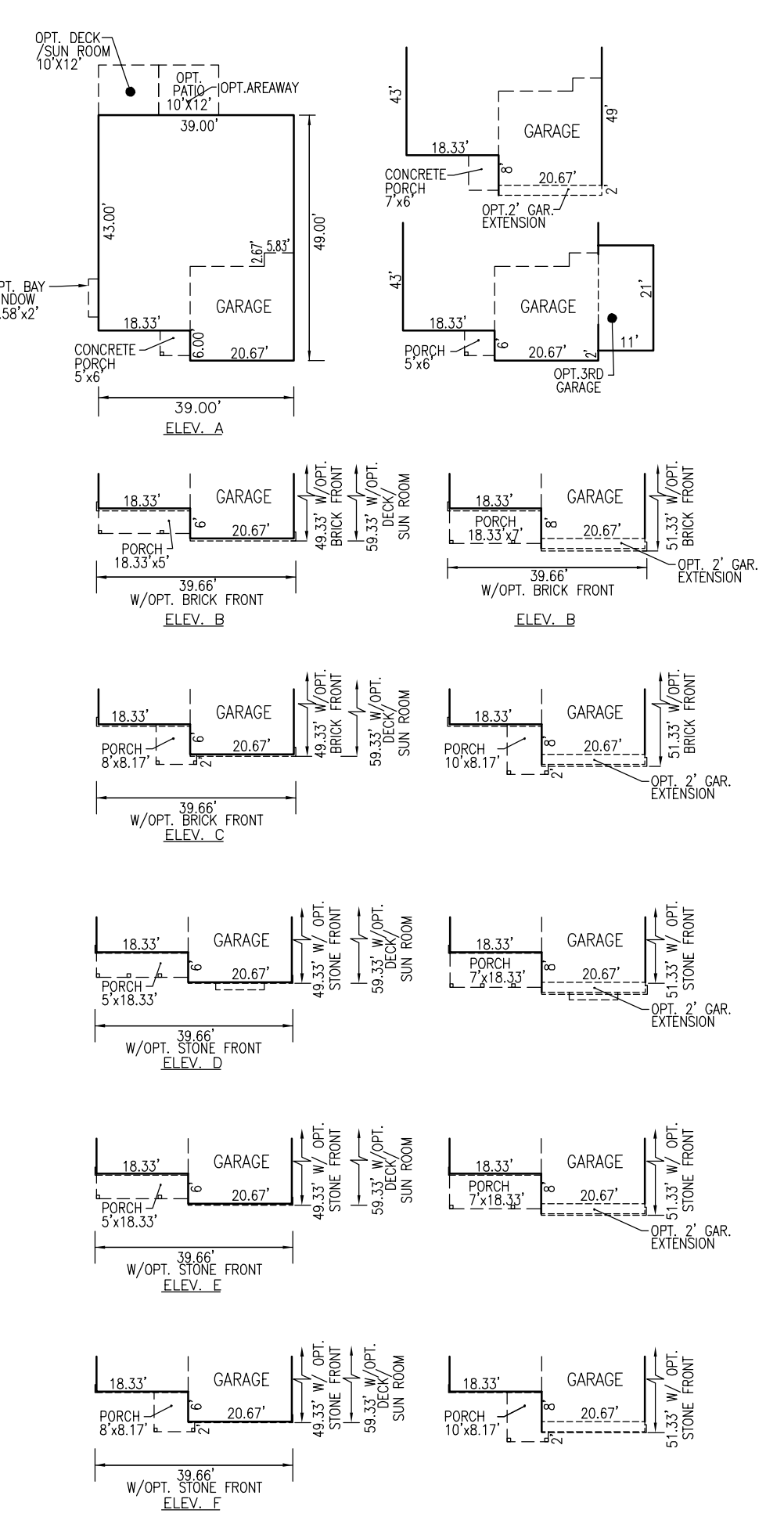
DESIGN BY: EDS
 DRAWN BY: ONB
 CHECKED BY: RHV
 DATE: SEPTEMBER 2023
 SCALE: AS SHOWN
 W.C. NO.: 17-26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2024

8 SHEET OF 9

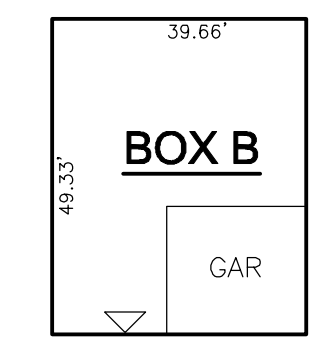


NOTE:
GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.



FITS:
WILLOW
MIN FOOTPRINT 44.00' X 35.00'
- ALL ELEVATIONS
- 2 CAR GAR

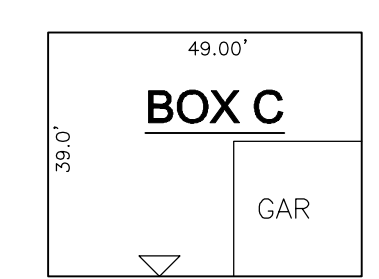
CYPRESS SPRING III
MIN FOOTPRINT 46.00' X 35.00'
- ALL ELEVATIONS
- 2 CAR GAR



FITS:
SUMMIT
MIN FOOTPRINT 39.00' X 49.00'
- ALL ELEVATIONS
- 2 CAR GAR
- NO GAR EXT.

HAYDEN
MIN FOOTPRINT 39.00' X 42.00'
- ALL ELEVATIONS
- 2 CAR GAR
- NO 3 CAR OPTION

HADLEY
MIN FOOTPRINT 39.00' X 44.00'
- ALL ELEVATIONS
- 2 CAR GAR
- NO SUNROOM



FITS:
WILLOW
MIN FOOTPRINT 44.00' X 35.00'
- ALL ELEVATIONS
- 2 CAR GAR

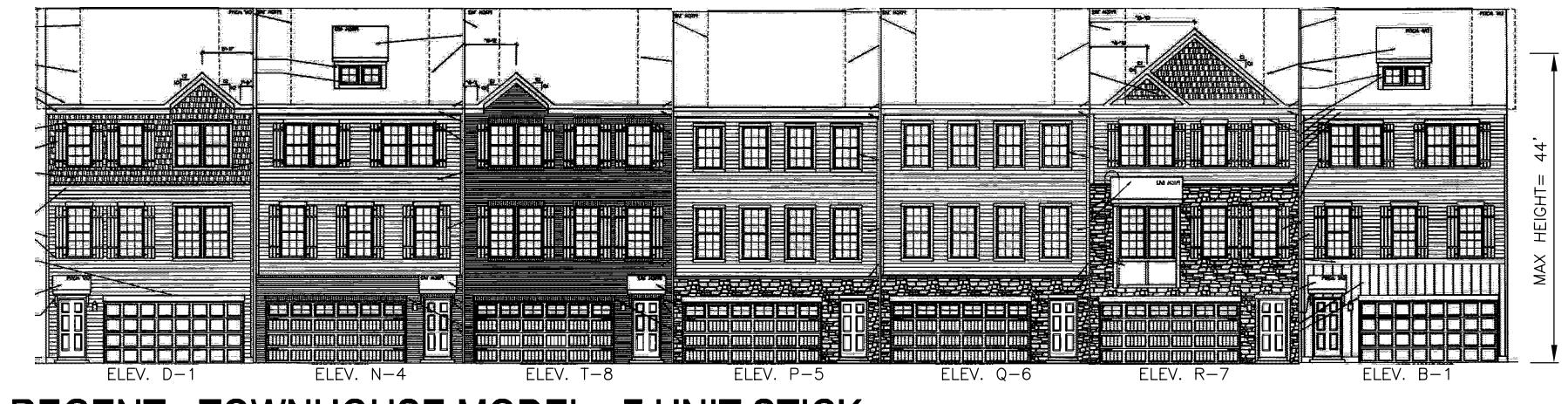
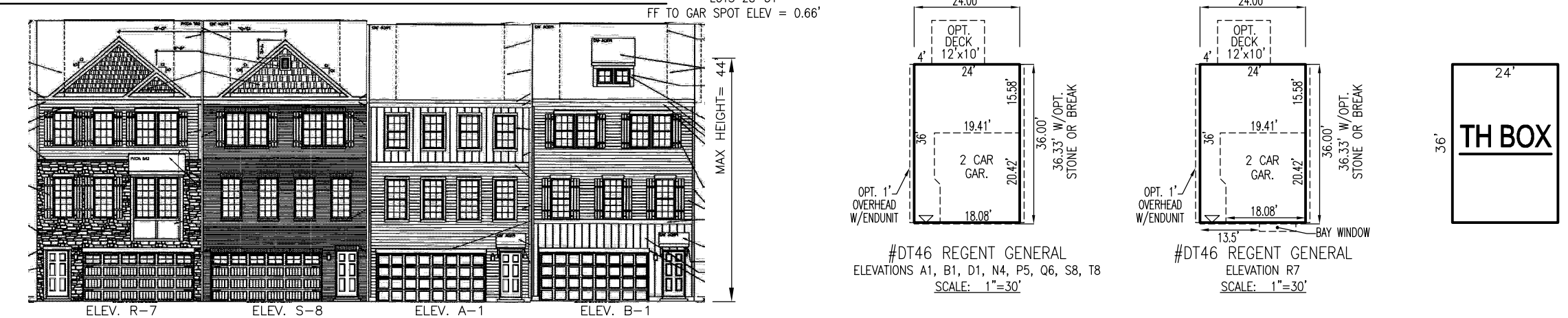
WOODLAND
MIN FOOTPRINT 49.00' X 38.00'
- ALL ELEVATIONS
- 3 CAR GAR

CHELSEA
MIN FOOTPRINT 48.00' X 36.00'
- ALL ELEVATIONS
- 2 CAR GAR

CYPRESS SPRING III
MIN FOOTPRINT 46.00' X 35.00'
- ALL ELEVATIONS
- 2 CAR GAR

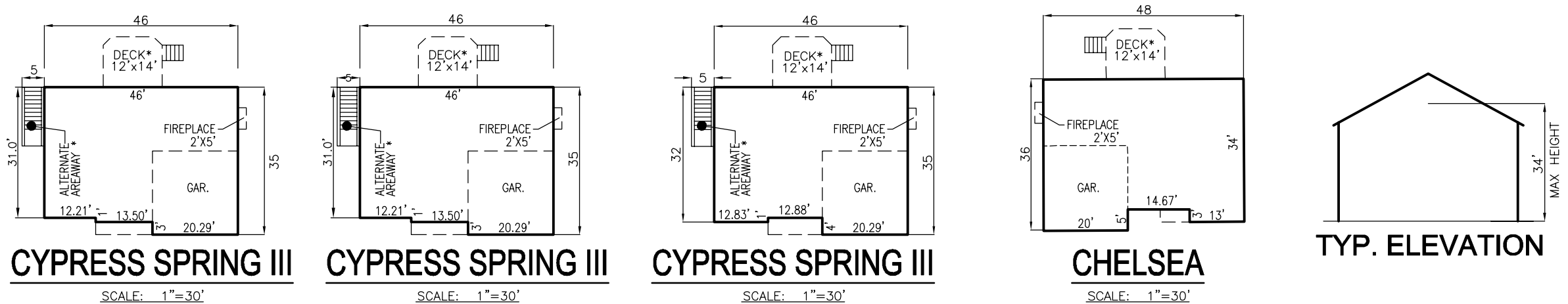
"R" REVERSE HOUSE BOX

REGENT - TOWNHOUSE MODEL - 4 UNIT STICK



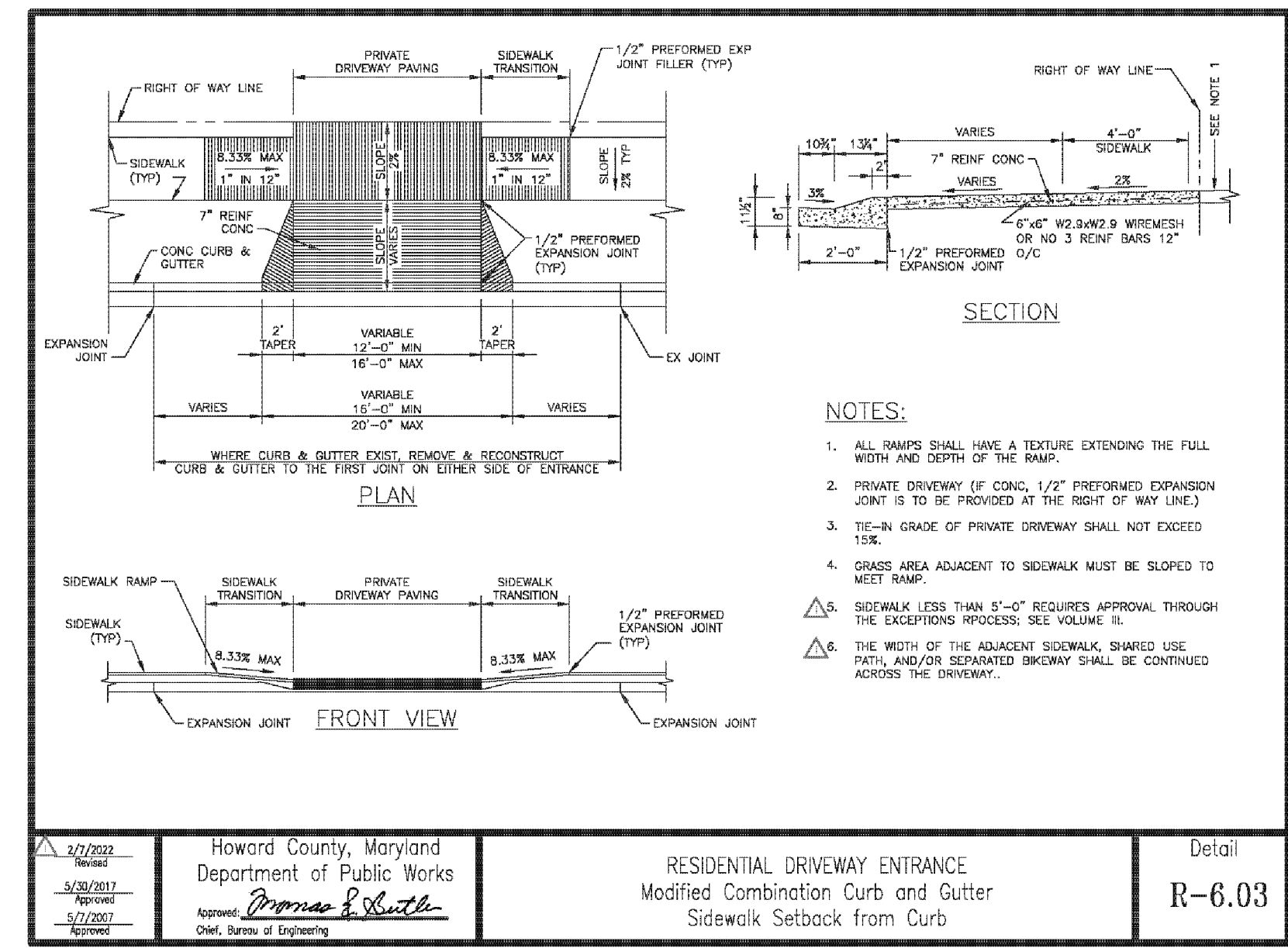
REGENT - TOWNHOUSE MODEL - 7 UNIT STICK

TRINITY HOMES MODELS

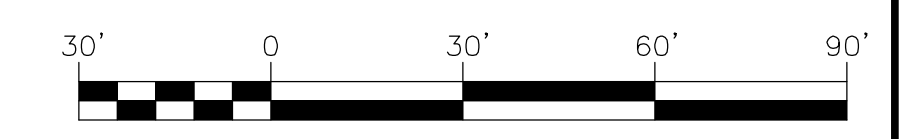


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Designed by: Paul Marino 3/22/2024
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 3/22/2024
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 3/22/2024
DIRECTOR: Landa Eisenberg
DATE

NOTES:
1. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
2. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
3. A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRYWELL.
4. MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY R-SC ZONE
5. IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY ZONING REGULATIONS;
A. MAX ENCROACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANTILEVERED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK.
B. MAX ENCROACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
C. MAX ENCROACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
D. MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
E. MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.



Howard County, Maryland
Department of Public Works
RESIDENTIAL DRIVEWAY ENTRANCE
Modified Combination Curb and Gutter
Sidewalk Setback from Curb
Detail R-6.03



OWNER: BEECHWOOD MANOR, LLC
DEVELOPER: TRINITY HOMES MARY LAND, LLC

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
HOUSE TYPES & HOUSE BOX MATRIX PLAN
BEECHWOOD MANOR
LOTS 1-31
SFD AND SFA RESIDENTIAL
L. 1271 / F. 186
TAX MAP: 50 GRID 1
6TH ELECTION DISTRICT
DPZ REFERENCE: SEE SITE DATA
PARCEL: 001
ZONED: R-SC
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2024
DESIGN BY: EDS
DRAWN BY: ONB
CHECKED BY: RHV
DATE: SEPTEMBER 2023
SCALE: AS SHOWN
W.O. NO.: 17-26
9 SHEET OF 9